

MINUTES  
BOARD OF BUILDING STANDARDS/  
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW BOARD  
JULY 11, 2013  
5:30 P.M. – Lakewood City Hall  
Auditorium  
(Audio Recording Available)

A. The Chairman called the meeting to order at 5:30 P.M.

1. **ROLL CALL**

MEMBERS PRESENT:

Bryan Evans  
Carl Orban, Vice Chairman  
Cynthia Stockman  
John Waddell

OTHERS PRESENT:

Bryce Sylvester, Secretary, Planning & Development  
Michael Molinski, City Architect  
Jason Russell, Project Specialist II, P&D

2. Approve the minutes of the June 13, 2013.

A motion was made by Mr. Evans, seconded by Mr. Waddell, to **APPROVE** the minutes of the June 13, 2013 meeting. All of the members voting yea, the motion passed.

3. Opening Remarks

The Chairman waived the reading of the Opening Remarks.

**REQUEST FOR REVISION  
BOARD OF BUILDING STANDARDS**

4. Docket 05-46-12 - B

C 14725 Detroit Avenue  
Eddie 'n Eddie

- ☐ Approve  
☐ Deny  
☐ Defer

Brad Petro  
Cicogna Electric & Sign Co.  
4330 North Bend Road  
Ashtabula, Ohio 44004

The applicant requests the review and approval of new wall signs, pursuant to Section 1329.12(d). This item was approved at the meeting of June 14, 2012. (Page 6)

**SIGN REVIEW**

5. Docket 05-46-12 - S

14725 Detroit Avenue  
Eddie 'n Eddie

- ☐ Approve  
☐ Deny  
☐ Defer

Brad Petro  
Cicogna Electric & Sign Co.  
4330 North Bend Road  
Ashtabula, Ohio 44004

The applicant requests the review and approval of signage. This item was approved at the June 14, 2012 meeting. (Page 6)

Brad Petro, Cicogna Electric & Sign Co. was present to explain the request. Changes were being made to the business name and menu. As to the signage, nothing would change except the lettering; the colors, design, illumination, size, etc.

would be the same. The existing aluminum backing would be replaced with new because of holes; the existing framing would remain.

Ian Andrews, Executive Director for LakewoodAlive was in support of the sign package change.

Mr. Orban closed public comment as there was no one else to speak on the matter. Mr. Sylvester clarified that the lettering on the awning would total six square feet or less.

A motion was made by Mr. Orban, seconded by Mr. Waddell, to **APPROVE Dockets 05-46-12 – B and 05-46-12 – S** as revised. All of the members voting yea, the motion passed.

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## OLD BUSINESS

### SIGN REVIEW

6. Docket 05-34-13

1382 Arthur Avenue  
Lakewood SDA Church

- ☐ Approve
- ☐ Deny
- ☐ Defer

Lakewood SDA Church  
1382 Arthur Avenue  
Lakewood, Ohio 44107

The applicant requests the review and approval of LED/video monument sign. This item was deferred from the meeting of June 13, 2013. (Page 7)

Mr. Sylvester said the item was being **ADMINISTRATIVELY WITHDRAWN** from consideration per the request of the applicant. The congregation was meeting to decide if the building would be renovated or rebuilt. No action by the Board was required.

7. Docket 05-40-13

11900 Detroit Avenue  
Value World

- ☐ Approve
- ☐ Deny
- ☐ Defer

George Dragon  
Cicogna Electric + Sign Company  
4330 N. Bend Road  
Ashtabula, Ohio 44004

The applicant requests the review and approval of individual channel letters on building and monument sign at front drive. This item was deferred from the meeting of June 13, 2013. (Page 8)

Angela Lavin and George Dragon were present to explain the request. The total square footage was below the requirement of the City's ordinance. Mr. Orban confirmed there had been no changes to the proposed sign since the last meeting. She said the size was consistent with the company's brand. Mr. Dragon said the channel letters were LED lit, plastic flex base and aluminum returns. The proposed four foot by four foot (4' x 4') monument sign was removed from the proposal. The 47 foot sign would be on a 171 foot wide building. They investigated placing the red letters onto the brick, but it did not have a good look, and there were electrical issues. They wanted to move the 36 inch letters from the current West 110<sup>th</sup> store and place them on this store. Ms. Lavin said the former business, Drug Mart, had used the same or larger size letters. The size was needed for visibility. Mr. Dragon showed a picture that displayed how parked cars would prohibit the placement of a monument sign.

Mr. Orban asked for color samples of the borders. They did not bring them. Colors would match the brick; a darker beige color would be used in lieu of white. The vertical, underside, and all exposed would be painted once the sign board had been patched.

Mr. Orban closed public comment as there was no one to speak on the matter. Mr. Sylvester reiterated comments from the past meetings: size of the letter, color of the fascia board, and the option of a monument sign. The letter size did meet code; however, Mr. Sylvester read the code into record to emphasize the City's desires and the Board's decision making rights.

Mr. Orban felt the sign was too large for the proposed location on the sign board; it looked better on the red brick. The City was incorporated and had its own identity. The City and Board worked very hard to develop and maintain an image. The Board wanted to see a different color on the fascia and sign board background; it might help to reduce the letter size visually.

A first motion was made by Mr. Orban to APPROVE with the stipulation that the applicant submits paint samples upon obtaining a permit. A roll call was as follows: Mr. Evans voted no, Mr. Orban voted no, Ms. Stockman voted yes, and Mr. Waddell voted yes. The vote resulted in a tie.

A second motion was made by Mr. Orban to DENY the proposal as presented at the meeting. A roll call was as follows: Mr. Evans voted yes, Mr. Orban voted yes, Ms. Stockman voted no, and Mr. Waddell voted no. The vote resulted in a tie.

A third motion made by Mr. Orban, seconded by Mr. Evans, to DEFER until the meeting of August 8, 2013. Mr. Orban, Mr. Evans, Ms. Stockman, and Mr. Waddell voting yea, the motion passed.

8. Docket 05-41-13

13030 Madison Avenue  
Grace Lutheran Church

- ☐ Approve
- ☐ Deny
- ☐ Defer

Rev. George R. Hausell, Jr.  
Grace Lutheran Church  
13030 Madison Avenue  
Lakewood, Ohio 44107

The applicant requests the review and approval of a new LED monument sign; existing monument sign to be removed. This item was deferred from the meeting of June 13, 2013. (Page 9)

Mr. Sylvester stated the applicant asked for the item to be deferred until the meeting of August 8, 2013.

A motion made by Mr. Orban, seconded by Mr. Waddell, to DEFER until the meeting of August 8, 2013. All of the members voting yea, the motion passed.

9. Docket 06-53-13 - S

14115 Detroit Avenue  
Bob Evans

- ☐ Approve
- ☐ Deny
- ☐ Defer

Scott Kelley  
Bob Evans Farms  
3776 South High Street  
Columbus, Ohio 43207

The applicant requests the review and approval for signage. This item was deferred from the meeting of June 13, 2013. (Page 10)

Scott Kelley, Bob Evans Farms was present to explain the request. The size of the signage had been reduced as suggested previously by the Board.

The Board said the revised proposal was more appropriate and visible.

Ian Andrews, Executive Director for LakewoodAlive thanked the applicant and the Board for their hard work. The LakewoodAlive Sign Committee was in favor of the request. He asked to see a site plan although it was not before the current evening's review.

Mr. Orban closed public comment as there was no one else to speak on the matter. Mr. Sylvester approved of the revisions.

A motion was made by Mr. Orban, seconded by Mr. Waddell, to **APPROVE** the application as revised. All of the members voting yea, the motion passed.

10.	<b>Docket 06-58-13</b>	<b>12901 Detroit Avenue</b> <b>Lakewood Beverage</b>
	<input type="checkbox"/> Approve	Nilesh Patel
	<input type="checkbox"/> Deny	Hanumant Inc.
	<input type="checkbox"/> Defect	12901 Detroit Avenue
		Lakewood, Ohio 44107

The applicant requests the review and approval of a monument and awning sign changes for a new business tenant. This item was deferred from the meeting of June 13, 2013. (Page 11)

Rohit Verma, co-owner of Lakewood Beverage, was present to explain the request. The Board took some time to review the amended proposal; there were two options, one with the word "sandwich" and a second one without the word "sandwich". The sign would be a metal plate screwed onto wood, the background would be a light color, and the letters would be vinyl. Regarding the canopy, only the front piece of the awning would be replaced, and vinyl lettering would be placed on it. The Board liked the sign without the word "sandwich".

Mr. Orban closed public comment as there was no one to speak on the matter. Mr. Sylvester said the design was more thoughtful and simple. He advised the applicant to make sure that "Lakewood Beverage" fit the same footprint on the awning as that of the former business, "Red Rooster".

A motion was made by Mr. Orban, seconded by Mr. Waddell, to **APPROVE** the request as revised. All of the members voting yea, the motion passed.

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## **NEW BUSINESS**

### **BOARD OF BUILDING STANDARDS**

11.	<b>Docket 07-60-13</b>	<b>R</b>	<b>17672 Edgewater Drive</b>
	<input type="checkbox"/> Approve		Jeff Carrick
	<input type="checkbox"/> Deny		Carrick's Landscaping Inc.

( ) Defer

34580 Chestnut Ridge Road  
North Ridgeville, Ohio 44039

The applicant requests the review and approval of a paver-style brick driveway, pursuant to Section 1305.05 – Review of Plans and Specifications. (Page 12)

Jeff Carrick, applicant was present to explain the request. The owner wanted to replace the existing concrete driveway with pavers in the color of Coffee Creek.

Mr. Orban closed public comment as there was no one to speak on the matter. There were no comments or questions from the Board or City staff.

A motion was made by Mr. Orban, seconded by Mr. Waddell, to **APPROVE** the request as submitted. All of the members voting, yea, the motion passed.

12. Docket 07-61-13

R 1666 Lincoln Avenue

( ) Approve  
( ) Deny  
( ) Defer

Diane Beja Bija  
New Creation Builders  
6556 Queens Way  
Brecksville, Ohio 44141

The applicant requests a variance from the requirement to fire rate the exterior walls within five feet (5') of the property line, pursuant to RCO 302; the proposed structure is a garage built at the rear of the property. (Page 20)

Rose-Marie Janesz, property owner was present to explain the request. She wanted to build a 24' x 24' barn-style garage closer to the property line than the allowed because of the small yard, vehicular maneuverability, and large vehicles. She wanted to build without a firewall because of the cost and close proximity to the neighbors.

Mr. Orban closed public comment as there was no one to speak on the matter. Mr. Sylvester quoted the state's RCO. The request for a variance to the property line was reasonable but not for fire rating. Mr. Molinski concurred. Mr. Orban noted the application was actually a request for two variances buried into one request. Mr. Sylvester stated for the record that the request for a two foot (2') requirement could support a variance of one and one half feet (1.5') but not the fire rating. If the request for a fire rating was denied, then that would result in the denial of the one and one half foot (1.5') variance request.

Diane Bija, applicant offered another solution, one that had already been approved for another property in Lakewood. She spoke of a product treatment that had a four hour burn time. Mr. Orban said that was not before the Board but needed to be presented to the Division of Housing and Building ("H&B"). If it was approved by H&B, then the applicant did not need to reappear before the Board for its approval.

A motion was made by Mr. Orban, seconded by Mr. Evans, to **DENY** the request. All of the members voting yea, the motion passed.

#### ARCHITECTURAL BOARD OF REVIEW

15. Docket 07-64-13

R 1571 Roycroft Avenue

( ) Approve  
( ) Deny

Daniel W. Bishop  
Bishop Construction

( ) Defer

28841 Ridge Road  
Wickliffe, Ohio 44092

The applicant requests the review and approval for the rebuild of a larger front porch. (Page 39)

Daniel Bishop, applicant and Jan Dregalla, owner were present to explain the request. The front porch was in need of replacing. After much thought, it was decided to extend the roof and incorporate some of the existing design elements into the new porch. Updated drawings were submitted at the meeting. Mr. Orban said that during the pre review meeting, the Board had requested material samples and details to be provided at the review meeting. Mr. Bishop stated the floor joist would be treated 2 x 8s, the box would be wrapped in cedar. A seconded treatment layer would be between the grade and the floor joists. The posts would be treated 6 x 6s built to 10 x 10s, rough sawn cedar trimmed with 1 x 6 bottoms and 1 x 4 tops. The porch ceiling rafters would be covered in cedar material. With the exception of the solid pine tongue and groove flooring with Benjamin Moore stain, the structure would be made from cedar.

Mr. Orban asked if the 4/12 pitch roof overhang was open. Mr. Bishop said that was the request. Asked if the rough cedar would be used, Mr. Bishop it would be either stained or clear coated; if a stain were used, it would match the existing house. The Board said the proposal changed the look of the existing home to one of a cabin. Further discussion ensued about the posts and finishing features.

Mr. Orban closed public comment as there was no one to speak on the matter. Mr. Sylvester felt it was a good proposal. He wanted to see a more traditional finish to the bottom and top of the posts. Mr. Molinski agreed with the Board about its disapproval of the use of rough sawn cedar.

A motion was made by Mr. Orban, seconded by Mr. Waddell, to **APPROVE** with the following stipulations:

1. Detail of the three posts; top and bottom,
2. Stain to blend or match the existing house, and
3. The use of smooth cedar rather than rough sawn.

All of the members voting yea, the motion passed.

16.     Docket 07-65-13                                     R     13000 Edgewater Drive

( ) Approve  
( ) Deny  
( ) Defer

Chris Demkow  
Chris Demkow Design Co.  
1270 West 104<sup>th</sup> Street  
Cleveland, Ohio 44102

The applicant requests the architectural review and approval to convert an open porch into kitchen space. (Page 48)

Chris Demkow, applicant was present to explain the request. The existing porch had no railings, and the owners wanted to expand the kitchen with another entrance into the home. There would be wainscoting on the bottom, classic shake on the top, a window, and entry door with two side lights. Existing details, such as the dental, would be incorporated into the conversion. New steps would be built from brick and limestone identical to the front steps. Some of the materials were Hardee board, painted cedar shakes, painted wooden louvered shutters, double hung sash window, full length door with custom lights, and asphalt shingle roof. He wanted to change the position of the gutter/downspout. The Board asked about paint colors.

Mr. Orban closed public comment as there was no one to speak on the matter. Mr. Sylvester said the City approved of the proposal.

17.	<b>Docket 07-66-13</b>	<b>R</b>	<b>1040 Kirtland Lane</b>
	<input type="checkbox"/> Approve <input type="checkbox"/> Deny <input type="checkbox"/> Defer		James B. (Brad) Smith 1040 Kirtland Lane Lakewood, Ohio 44107

17.	<b>Docket 07-66-13</b>	<b>R</b>	<b>1040 Kirtland Lane</b>
	( ) Approve		James B. (Brad) Smith
	( ) Deny		1040 Kirtland Lane
	( ) Defer		Lakewood, Ohio 44107

- ( ) Approve James B. (Brad) Smith  
( ) Deny 1040 Kirtland Lane  
( ) Defer Lakewood, Ohio 44107

The applicant requests the review and approval of roof dormer and rake edge extensions. (Page 64)

Brad Smith, applicant and property owner was present to explain the request. He proposed to rebuild the roof, replace the siding and trim, build overhangs above existing gables, and build a new reverse gable roof on the front of the house to give it a new look and character. The slate shingles would be made from a composite material, and the cedar siding and trim would be an AZEK material for durability. The new false dormer would be shadowboxed to conceal the interior construction. He showed the material samples to the Board and described the proposed project in detail. Composite shutters would complete the look. He said his wife wanted the thinner siding; however, he knew it would not be as durable.

Mr. Orban closed public comment as there was no one to speak on the matter. Mr. Sylvester asked to Board to confirm if the false dormer would be an aluminum product or grey toned paint. Mr. Molinski said they needed to use siding of greater thickness.

A motion was made by Mr. Urban, seconded by Mr. Waddell to APPROVE with the stipulation that the siding was the Cedar Impressions. All of the members voting yea, the motion passed

Items 13 and 19 are called together as they are the same property.

## BOARD OF BUILDING STANDARDS

13.	Docket 07-62-13 - B	C	18605 Detroit Avenue Harry Buffalo
	( ) Approve		Bill Aftoora
	( ) Deny		Great Lakes Sign Co.
	( ) Defer		4265 Regal Avenue Brunswick, Ohio 44212

- ( ) Approve Bill Aftora  
( ) Deny Great Lakes Sign Co.  
( ) Defer 4265 Regal Avenue  
Brunswick, Ohio 44212

The applicant requests a variance for signage in excess of 1.5 times the maximum permitted, pursuant to Section 1329.05(o) - Changeable Copy Signs/Electronic Reader Boards, Section 1329.09(c)(1) - Maximum sign face area, and Section 1329.12(d) - Applications for Permits. (Page 29)

## SIGN REVIEW

19.	Docket 07-62-13 - S	18605 Detroit Avenue Harry Buffalo
	( ) Approve	Bill Afloora
	( ) Deny	Great Lakes Sign Co.
	( ) Defer	4265 Regal Avenue Brunswick, Ohio 44212

- ( ) Approve Bill Aftoora  
( ) Deny Great Lakes Sign Co.  
( ) Defer 4265 Regal Avenue  
Brunswick, Ohio 44212



The applicant requests the review and approval of an electronic message board. (Page 29)

Bill Aftoora, applicant was present to explain the request. The proposed scrolling reader board sign was 16 inches high and 13 feet long. He said that any emergency announcement the City needed to send, the message could be displayed as a civic service. The Board said it was one of the most exposed buildings in Lakewood and felt it needed no additional exposure, and the signage did not need to be changed. Mr. Aftoora said the business wanted state of the art signage. He then offered placing it on the side of the building. Mr. Orban said that would make it a different proposal and could not be debated at the current meeting. Mr. Aftoora argued the electronic sign was one for business competitiveness.

Mr. Sylvester clarified that electronic reader board changeable copy signs were not allowed to be affixed to buildings per the City's current code; the signs were used on monument signs only. Regarding the existing sign on First Federal of Lakewood at Detroit Avenue and Warren Road, it was installed before the current code was written.

Mr. Orban closed public comment as there was no one to speak on the matter. Mr. Molinski said that electronic reader boards were becoming prolific in the City and were not appropriate to Lakewood. Mr. Aftoora asked if the item could be tabled. Mr. Orban said the current application would not be appropriate; the proposal would have to be resubmitted.

A motion was made by Mr. Orban, seconded by Ms. Stockman to DENY Dockets 07-62-13 – B and 07-62-13 – S. All of the members voting yea, the motion passed.

**Items 14 and 20 are called together as they are the same property.**

#### BOARD OF BUILDING STANDARDS

14.	Docket 07-63-13 - B	C	13368 Madison Avenue Brew 133
	( ) Approve		Shawn Botkins
	( ) Deny		Brew 133
	( ) Defer		13368 Madison Avenue Fairview Park, Ohio 44126 Lakewood, Ohio 44107

The applicant requests the review and approval of a variance for more than one business sign, pursuant to Section 1329.09(d) – Maximum sign face area and Section 1329.12(d) – Applications for Permits. (Page 33)

#### SIGN REVIEW

20.	Docket 07-63-13 – S	C	13368 Madison Avenue Brew 133
	( ) Approve		Shawn Botkins
	( ) Deny		Brew 133
	( ) Defer		13368 Madison Avenue Fairview Park, Ohio 44126 Lakewood, Ohio 44107

The applicant requests the review and approval of a wall sign. (Page 33)

Shawn Botkins, applicant and Tim Comerford, partner were present to explain the request. The exterior of the building had been repainted already. They decided to change the fox image logo to a dog with sunglasses. They were going to consult with Eric Design. That week, the City removed the front tree which exposed the sign board, and they were considering more signage with the logo in the middle panel. Asked if they planned to have signage on the Chesterland



Avenue side, Mr. Comerford replied that if they placed one on the building, it would be small with the name only, no logo. The Board said the proposal was not displayed, and there seemed to be too much signage. The Board wanted to see exactly how it would look.

Mr. Orban closed public comment as there was no one to speak on the matter. Mr. Sylvester echoed the Board's comments. He suggested the use of a circular blade sign with just the logo. The Board suggested for the applicant to defer. Mr. Comerford asked about temporary signage; Mr. Sylvester advised him to obtain the permit from H&B.

A motion was made by Mr. Orban, seconded by Mr. Waddell, to DEFER the item until the meeting of August 1, 2013.

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## ARCHITECTURAL BOARD OF REVIEW

18.	Docket 07-68-13	C	11707 Lake Avenue 117 <sup>th</sup> Lake LLC dba Morningside Appatments
	<input type="checkbox"/> Approve		Richard Brown
	<input type="checkbox"/> Deny		117 <sup>th</sup> Lake LLC
	<input type="checkbox"/> Defer		23425 Commerce Park Drive, #102 Beachwood, Ohio 44122

The applicant requests the review and approval of parking lot design for 27 additional spaces. (Page 71)

Richard Brown, applicant was present to explain the request. He distributed revisions to the Board, revisions based on discussion from the pre-review meeting. They needed to expand the number of parking spaces; they had 31 parking spaces for 43 units. They also owned two (2) adjacent buildings that had 11 parking spaces for 36 units. The additional parking spaces would allow them to be attractive to new tenants in addition to retaining current ones. There would be more coverage on Lake Avenue to block the view from the sidewalk, and they wanted to retain the shrubs and plantings that faced West 117<sup>th</sup> Street. The Board felt the Lake Avenue side was appropriate; the depth of greenery blocked the viewing of concrete. However, the plantings along West 117<sup>th</sup> needed work. Mr. Brown said they planned to prune them.

Mr. Orban closed public comment as there was no one to speak on the matter. Mr. Sylvester stated that if plantings were killed due to the construction along the West 117<sup>th</sup> Street side, that the plantings should be replaced with the same type of plant and cover to shield the parking lot. Mr. Brown agreed.

A motion was made by Mr. Orban, seconded by Mr. Waddell to APPROVE with the stipulation that any vegetation/plantings killed due to construction of the parking were replaced with the same kind and size. All of the members voting yea, the motion passed.

## SIGN REVIEW

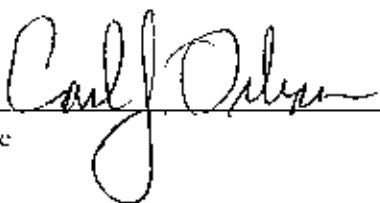
21.	Docket 07-67-13		1511 Warren Road Speedway
	<input type="checkbox"/> Approve		David Rudd
	<input type="checkbox"/> Deny		Speedway LLC
	<input type="checkbox"/> Defer		843 N Cleveland Massillon Road, Suite 9A Akron, Ohio 44333

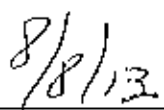
The applicant requests the review and approval of gas pump advertising signs. (Page 81)

Mr. Sylvester explained the application had been accepted in error by the administration and was being **ADMINISTRATIVELY REMOVED** from consideration. No action was needed to be taken by the Board.

22. **ADJOURN**

A motion was made by Mr. Orban, seconded by Mr. Waddell, to **ADJOURN** the meeting at 7:45 p.m. All of the members voting yea, the motion passed.

  
Signature

  
Date



### Oath

I, the undersigned, hereby agree that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

1. Brad Petro
2. Ian Andrews
3. Angela Lavin
4. GEORGE PRATON
5. Scott Kewey
6. Ian Andrews
7. Rohit Verma
8. JEFF CARRICK
9. Rose-Marie Jawsz
10. Syd Dan
11. Daniel Dislop

1. [Signature]
2. [Signature]
3. Angela Lavin
4. [Signature]
5. [Signature]
6. [Signature]
7. [Signature]
8. [Signature]
9. ROSE-MARIE JAWESZ
10. [Signature]
11. [Signature]

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure: ☒ ABR/BRS/Sign ☐ Citizens Advisory ☐ Civil Service ☐ Dangerous Dog  
☐ Income Tax Appeals ☐ Loan Approval ☐ Nuisance Abatement Appeals ☐ Planning ☐ Zoning Appeals ☐ Other:

Date of Proceeding:

Thursday, July 11, 2013



### Oath

I, the undersigned, hereby agree that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

1. JAN DREGALLA
2. Chris Demkow
3. Edw Smith
4. Bill Groves
5. Shawna Botkins
6. Tim Comerford
7. RICH BROWN
8. \_\_\_\_\_
9. \_\_\_\_\_
10. \_\_\_\_\_
11. \_\_\_\_\_

- Jan Dregalle
- Chris Demkow
- Edw Smith
- Bill Groves
- Shawna Botkins
- Tim Comerford
- Richard Brown
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure: ☒ ABR/BBS/Sign ☐ Citizens Advisory ☐ Civil Service ☐ Dangerous Dog  
☐ Income Tax Appeals ☐ Loan Approval ☐ Nuisance Abatement Appeals ☐ Planning ☐ Zoning Appeals ☐ Other:

Date of Proceeding: Thursday, July 11, 2013

**Schwarz, Johanna**

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**From:** James Sweeney <j.sweeney@shcglobal.net>  
**Sent:** Thursday, July 11, 2013 4:48 PM  
**To:** Planning Dept  
**Subject:** Docket 07-64-13 1571 Roycroft Ave.

We are next door neighbors of Jan Dregalla. She has consulted with us regarding her plans to enlarge her front porch. We believe it will enhance the appearance of her house. We hope you approve these plans.

Jim and Gloria Sweeney



**Board of Building Standards  
Architectural  
Board of Review  
Sign Review Board**

July 2013







14725 Detroit Avenue



AKCE 10/17/2015



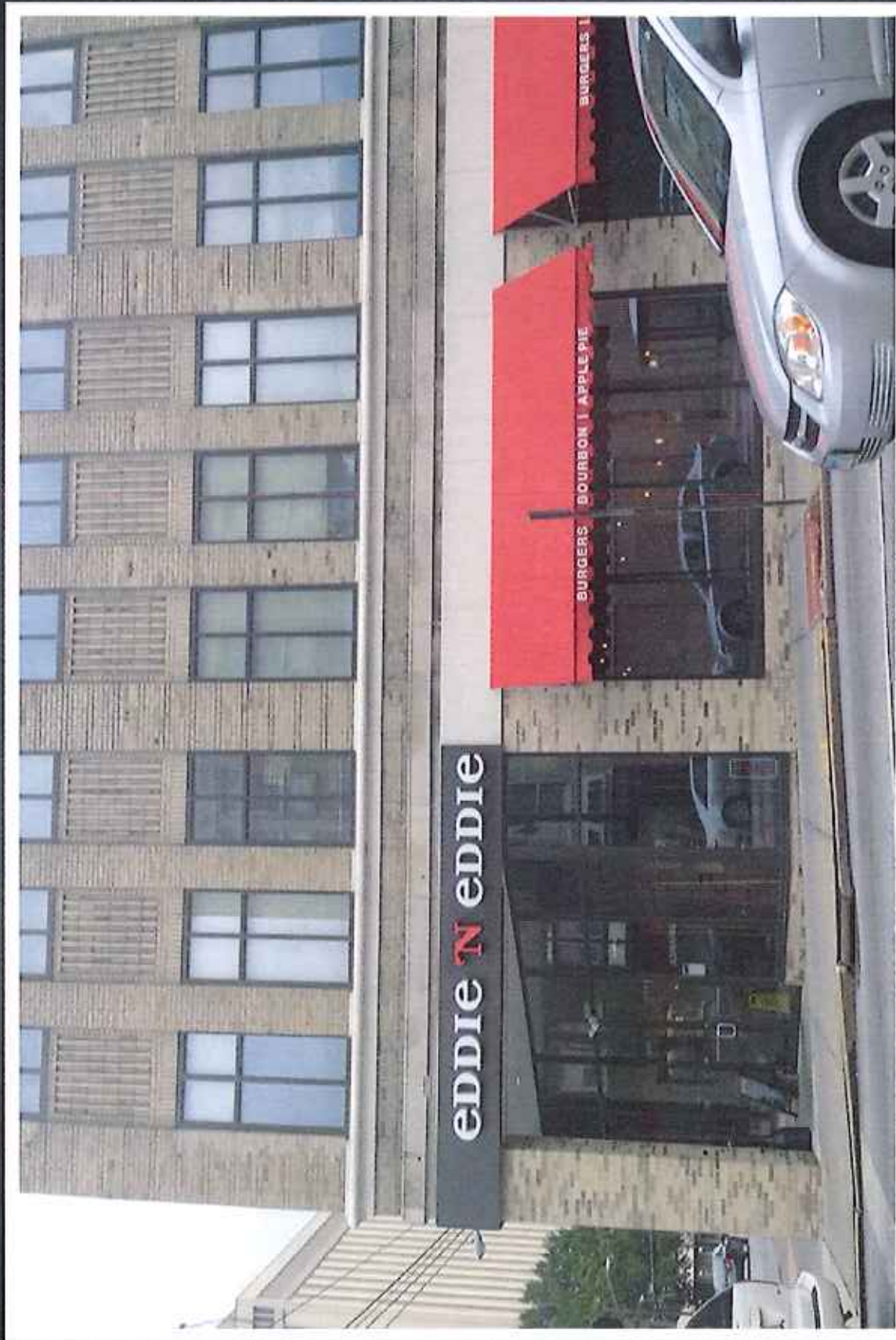


LAKELAND  
CHIO

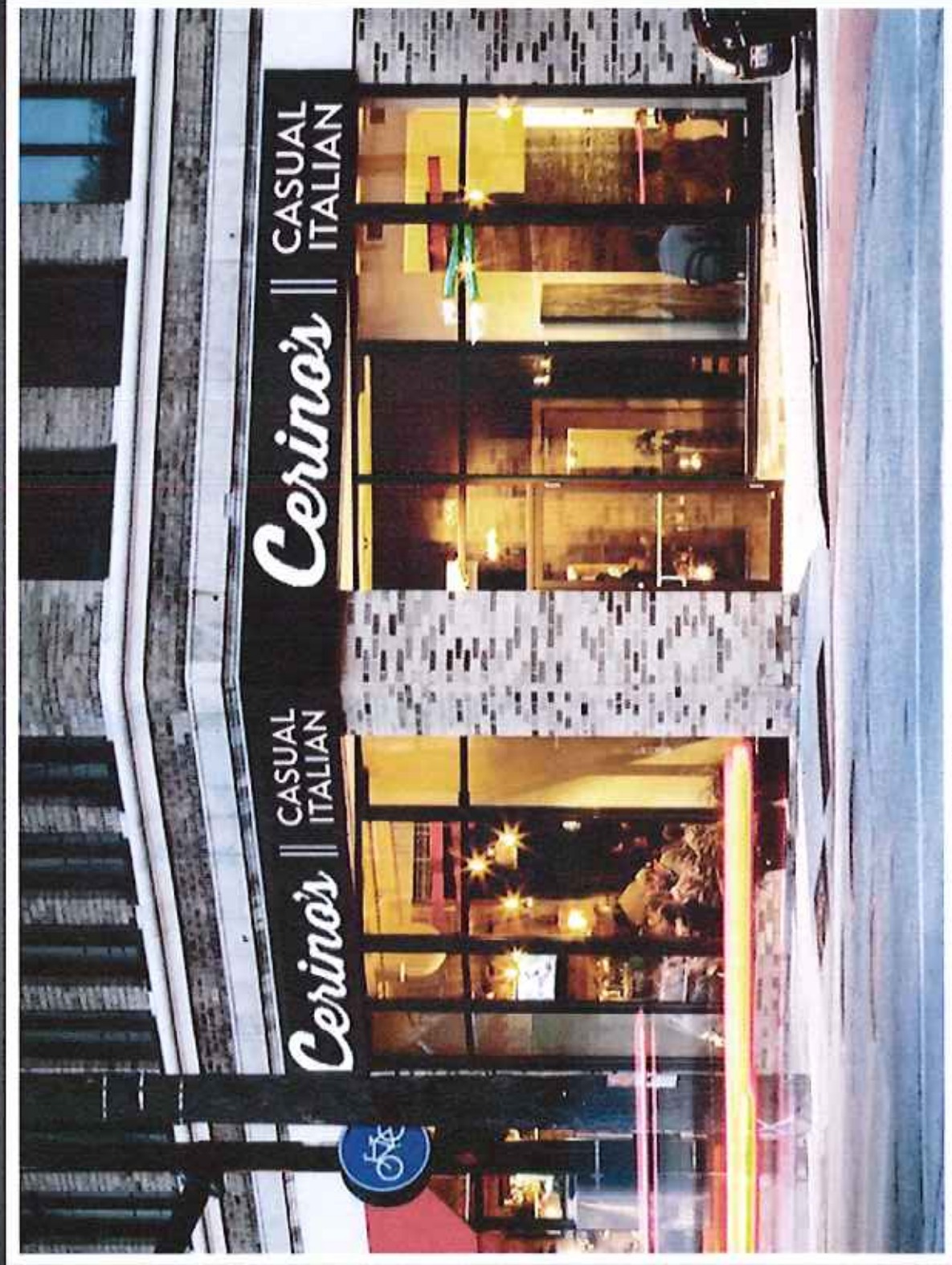
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14725 Detroit Avenue







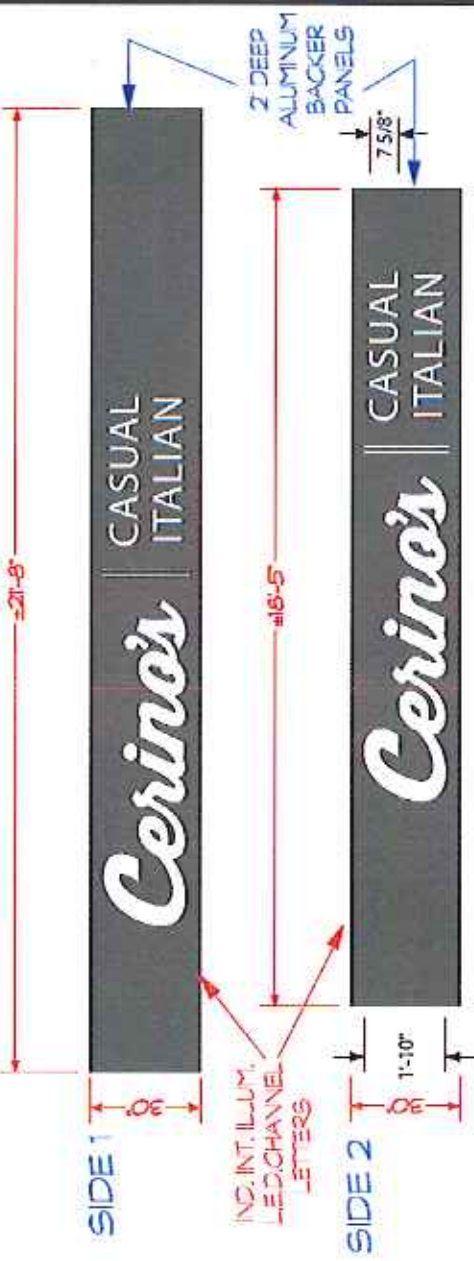


LAKELAND  
CHIO

CHIO July 2014

14725 Detroit Avenue



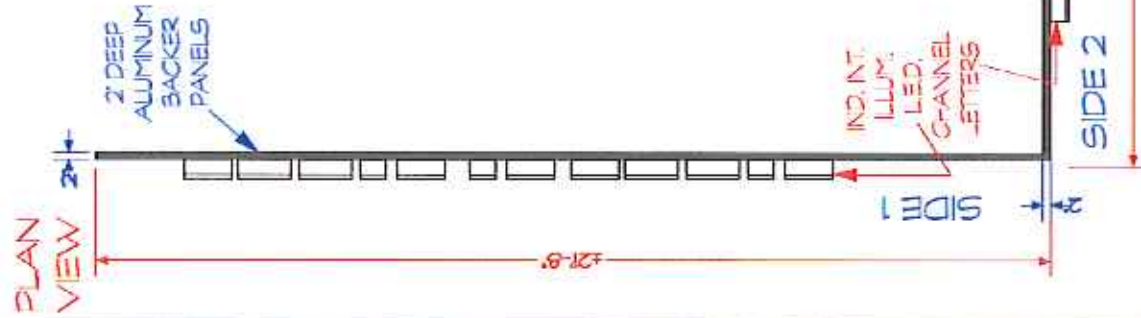


SIDE 1

SIDE 2



2" DEEP BACKER PANELS - BRONZE TO MATCH WINDOW MULLIONS



SIDE 2

SIDE 1

# *Cerino's* | CASUAL ITALIAN

## SIGNAGE

CURRENT CONFIGURATION IS LONG AND SLENDER. NEW SIGNAGE SHOULD  
TAKE THIS INTO CONSIDERATION TO HELP FILL THE SPACE.

GATHER, SHARE & ENJOY

## AWNING FLAP

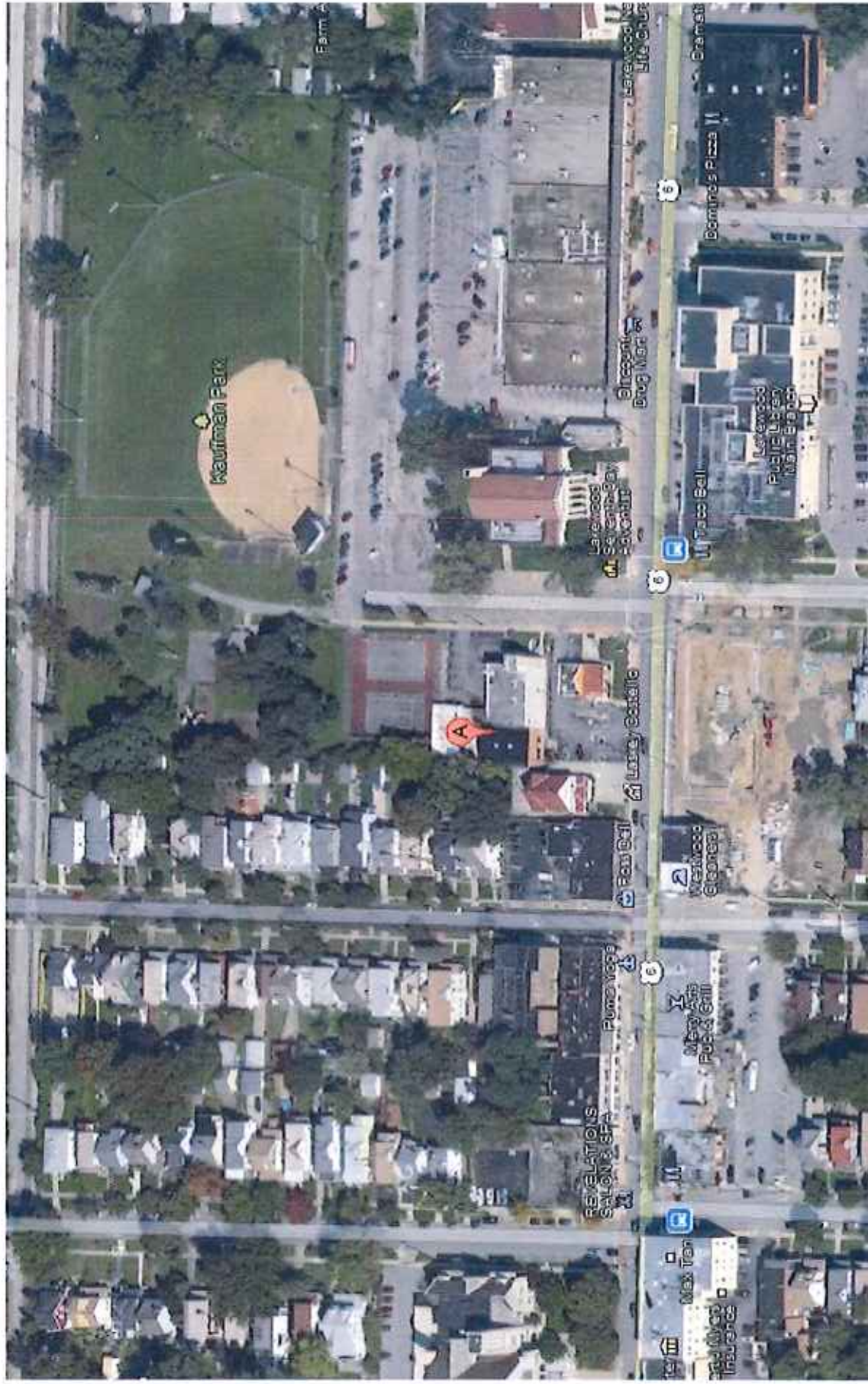
REPEAT THE BRAND MODIFIER AS INTENDED.



APRIL 2015

14725 Detroit Avenue





43°37' July 2012

# 1382 Arthur Road





1382 Arthur Road

FILE JUV 2013

LAKELAND  
OHIO

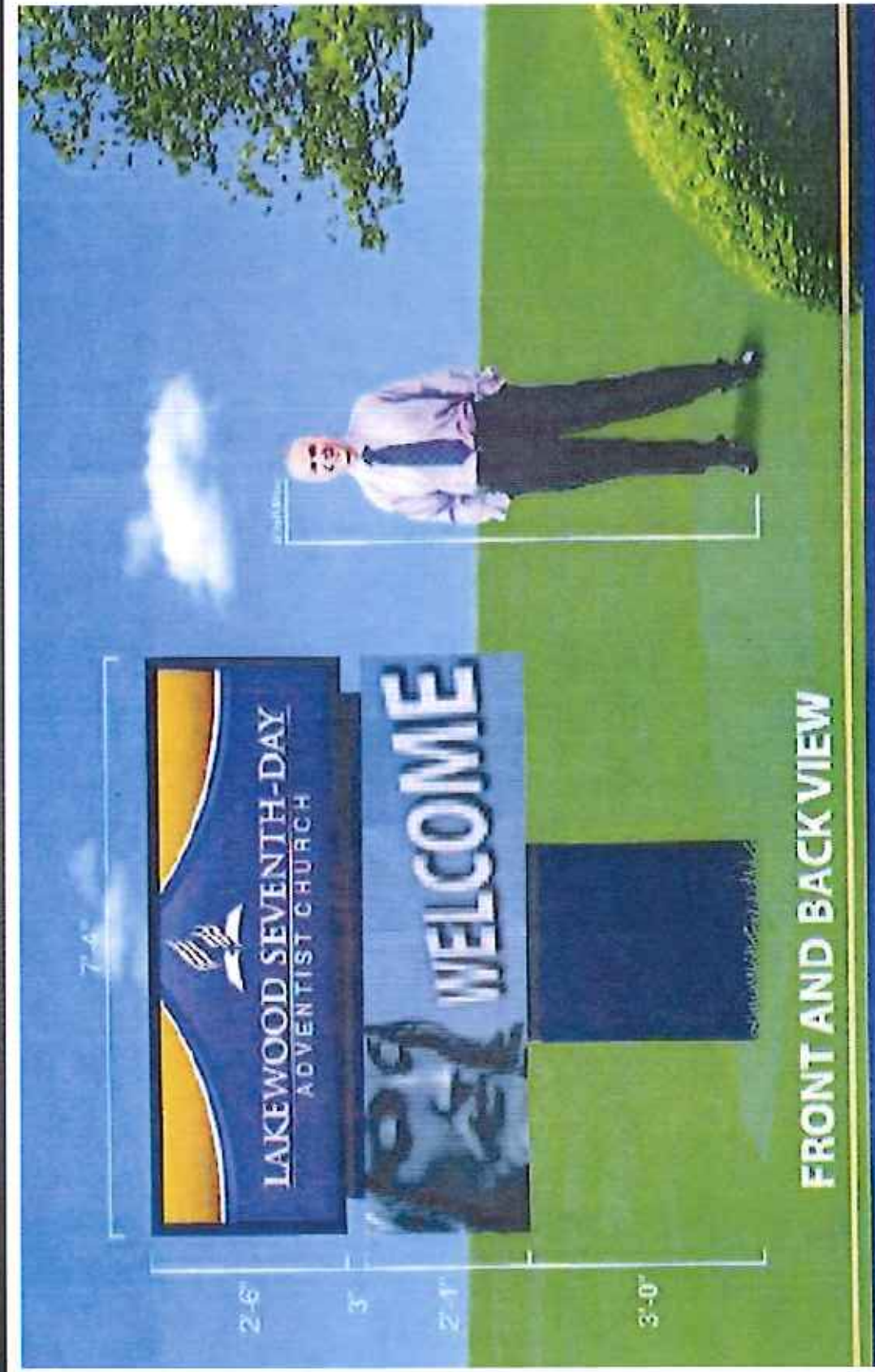




1950 July 2014

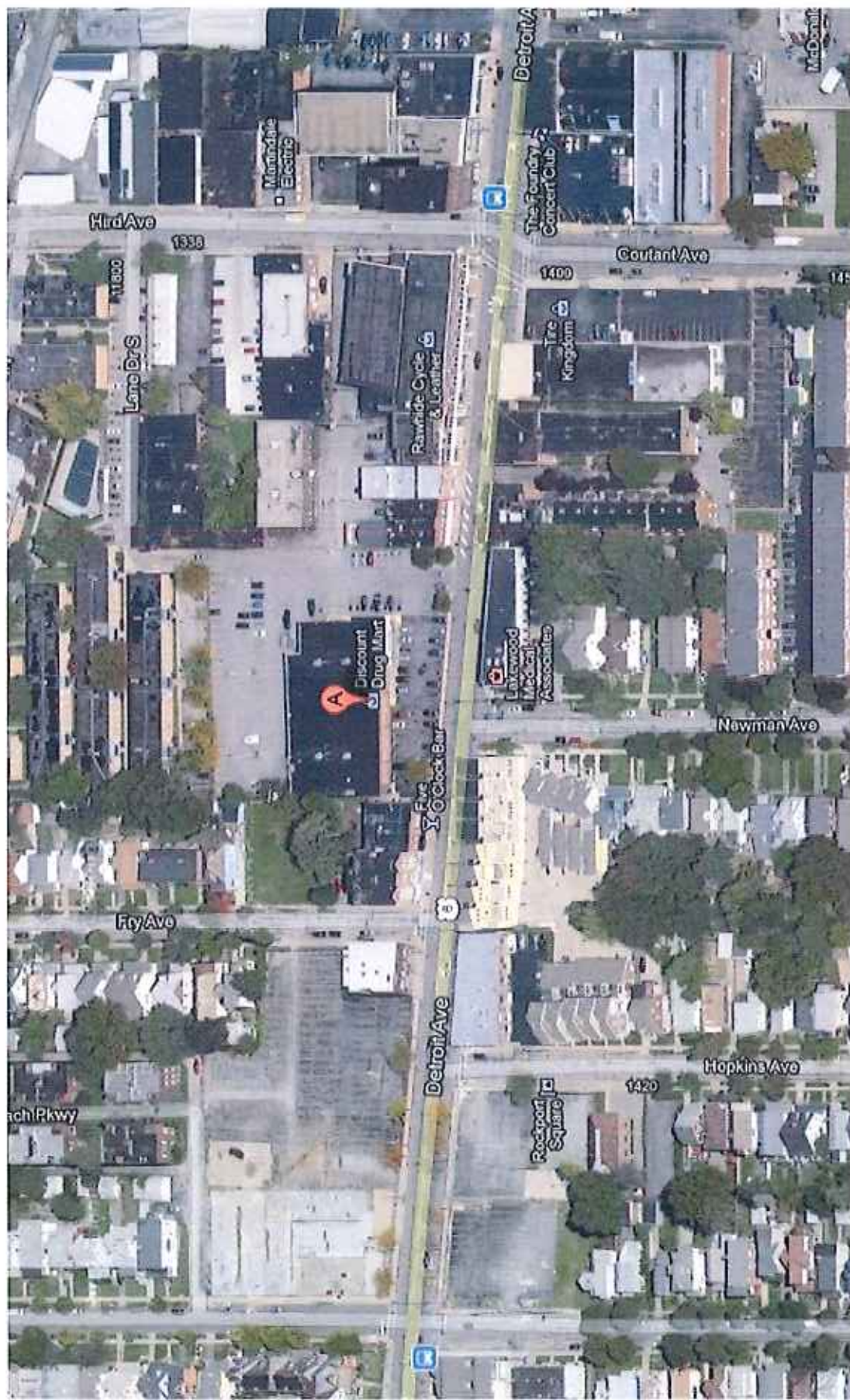
1382 Arthur Road





FRONT AND BACK VIEW





# 11900 Detroit Avenue



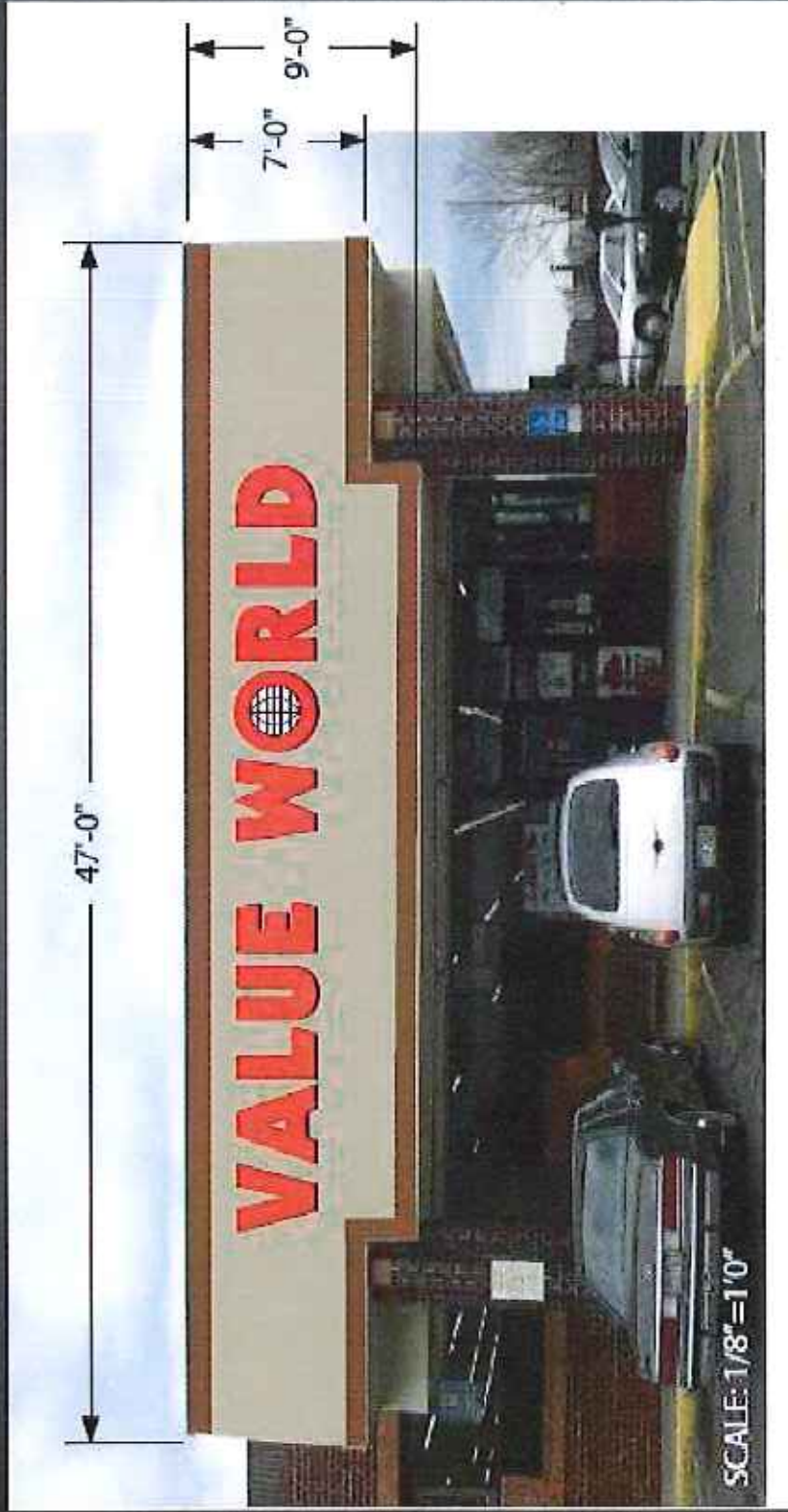


LAKWOOD  
OHIO

APRIL 2013

11900 Detroit Avenue





REV 10/12/12

11900 Detroit Avenue









ALB July 2012

13030 Madison Avenue



TekStar-Full Color 20mm  
16x80 CAPABILITIES

10.2"

ROW 9.4"

1 ROW 7.1"

2 ROWS 5.5"  
CHARACTERS



LAKELAND  
CHIC

REC. 10/1/2018

13030 Madison Avenue





14115 Detroit Avenue



APR-JULY 2013





Corner Perspective



10/20/2013

141115 Detroit Avenue





12'-5 1/8"

**Bob Evans**

**BREAKFAST • LUNCH • DINNER**

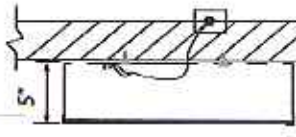
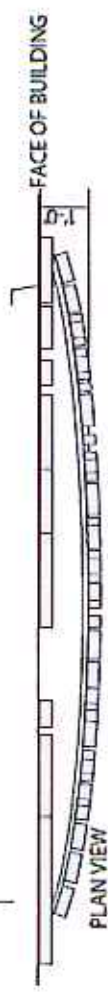
1 3/4"

13'-5"

31"

6"

10"



LED LETTERS  
(FLUSH MOUNT)

Install new BE34 Flush Mount & new B-L-D 10" ARCHED  
White acrylic faces  
White Agi-High LEDs.  
1" Duranodic Bronze trim cap  
Duranodic Bronze returns.



APR 1994

14115 Detroit Avenue

21'-0"

17'-0"

11'-5"

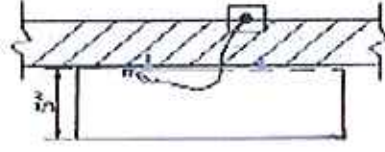


12'-5 1/8"

Bob Evans

31"

Install new BE34 Flush Mount  
White acrylic faces  
White Agi-light LEDs.  
1" Die-cast Bronze trim cap



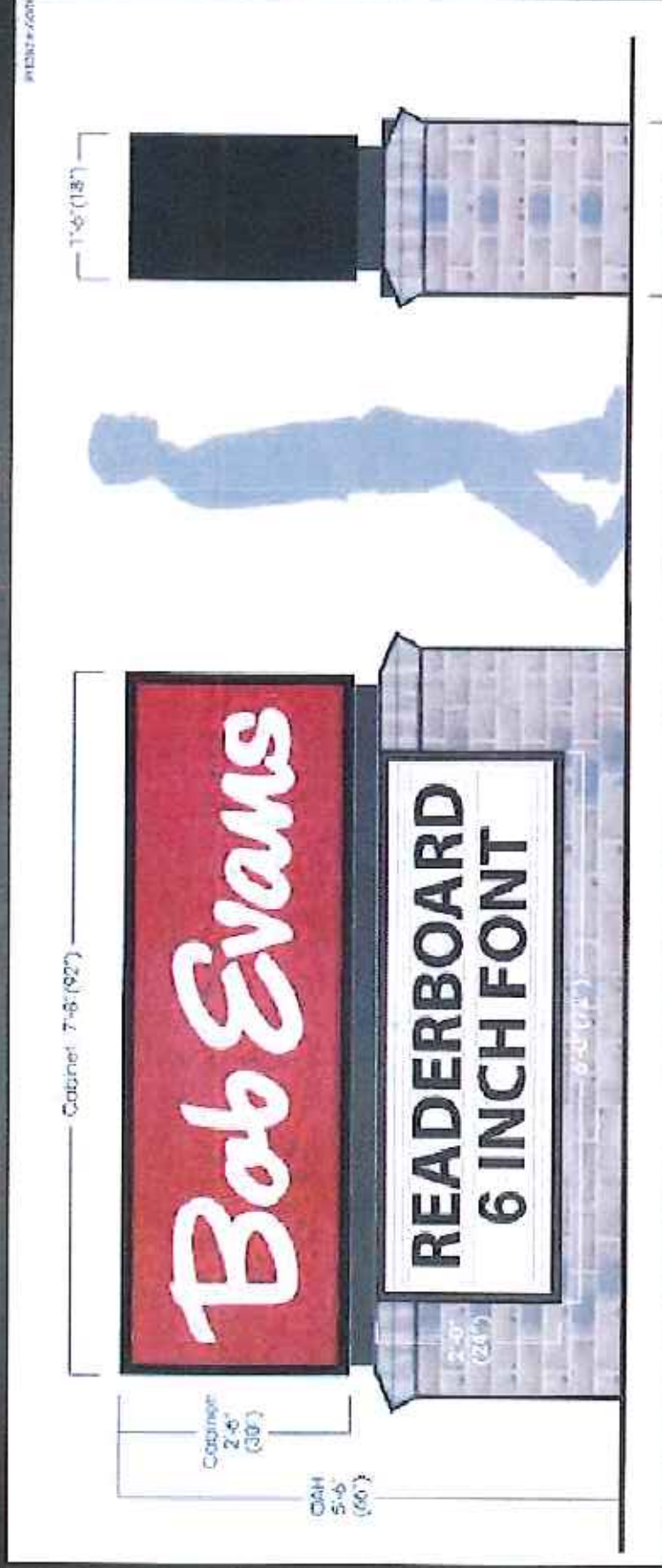
LED LETTERS  
(FLUSH MOUNT)



Rev. July 2013

14115 Detroit Avenue





FILED 1/27/2013

14115 Detroit Avenue



Install new LED illuminated carry out sign to category.  
 White push through letters on SW7557 antique red metal face

12



CURBSIDE CARRY OUT

RECOMMENDED CURBSIDE CARRY OUT SIGN - 12" x 18" - 1/2" ALUMINUM  
 MOUNTED ON MOUNTING POST (1/2" DIA.)  
 INCLUDE ALL NECESSARY HARDWARE & BRACKET  
 TO CURB MOUNTED SIGN

DO NOT MOUNT SIGN ON CURB OR SIDEWALK



RECOMMENDED CURBSIDE CARRY OUT SIGN - 12" x 18" - 1/2" ALUMINUM  
 MOUNTED ON MOUNTING POST (1/2" DIA.)  
 INCLUDE ALL NECESSARY HARDWARE & BRACKET  
 TO CURB MOUNTED SIGN

NOTE:

FOR CURBSIDE CARRY OUT SIGN - 12" x 18" - 1/2" ALUMINUM  
 MOUNTED ON MOUNTING POST (1/2" DIA.)  
 INCLUDE ALL NECESSARY HARDWARE & BRACKET  
 TO CURB MOUNTED SIGN



12/1/2015

14115 Detroit Avenue





©2014 City of Lakewood

12901 Detroit Avenue





028 10-2-2012

12901 Detroit Avenue









LAKESIDE  
OHIO

August 2012

12901 Detroit Avenue





06/11/2013

LAKWOOD  
CHIO

12901 Detroit Avenue



LAKELAND  
CHICAGO

17672 Edgewater Drive





Area July 2013

LAKELAND  
OHIO

17672 Edgewater Drive



# DE GREENWICH COBBLE™

the green system featuring durable pavers and safety infill sandstone

CBS™



## JUST SPECIFICATIONS



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OPTIONS



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# HOLLANDSTONE™

the green system featuring durable pavers and safety infill sandstone

CBS™



## JUST SPECIFICATIONS



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OPTIONS



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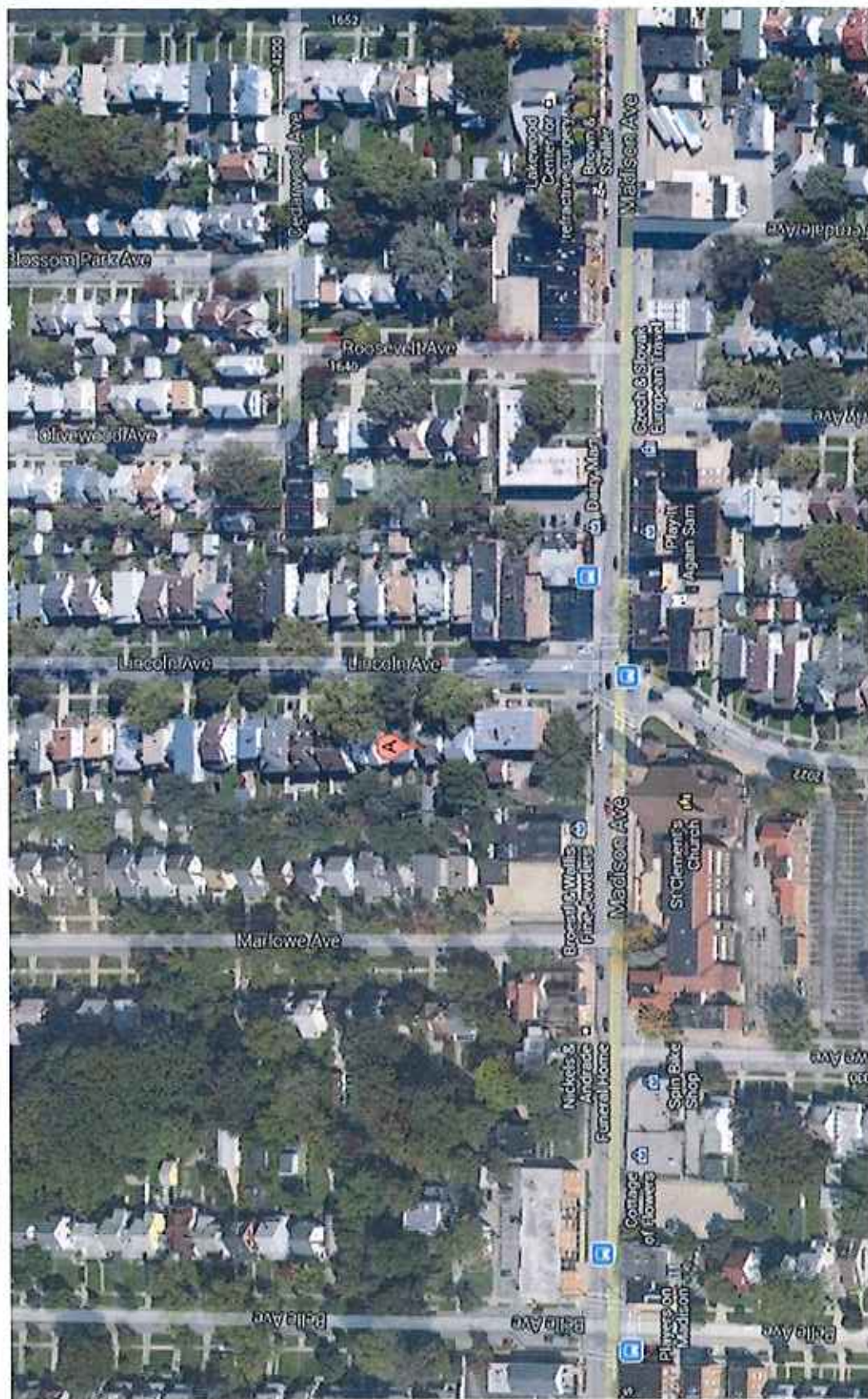
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1666 Lincoln Avenue



AKS July 2013



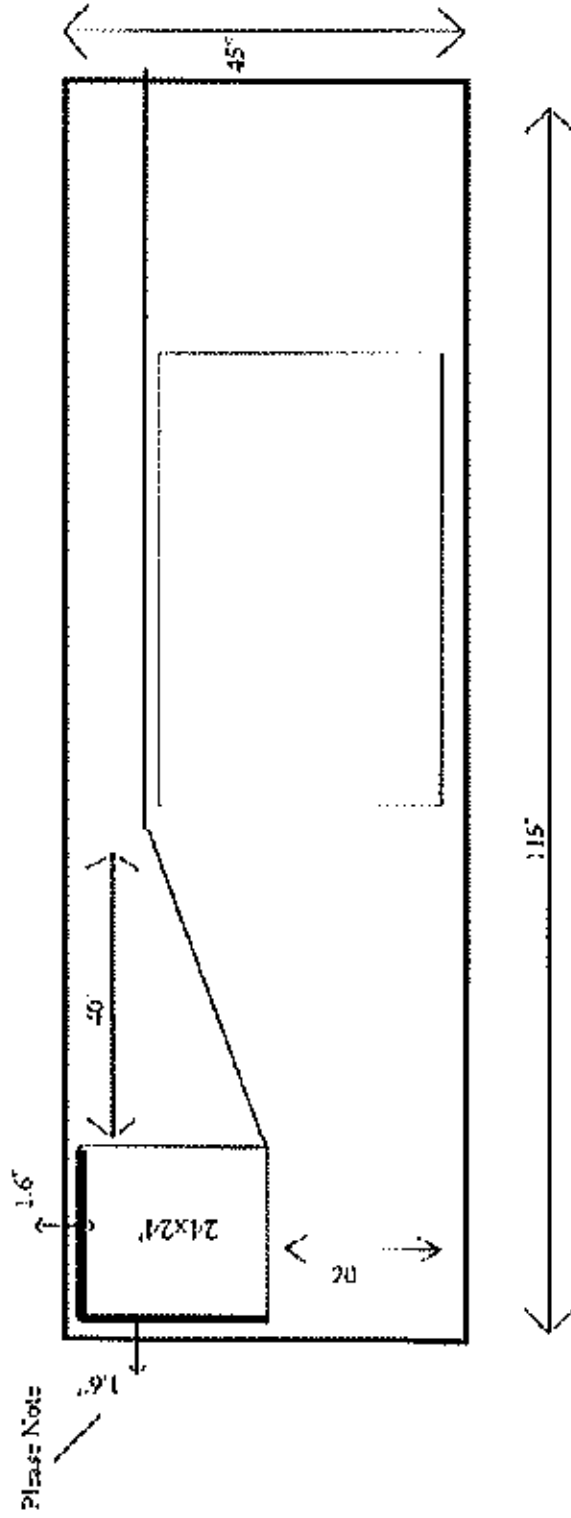
1666 Lincoln Avenue





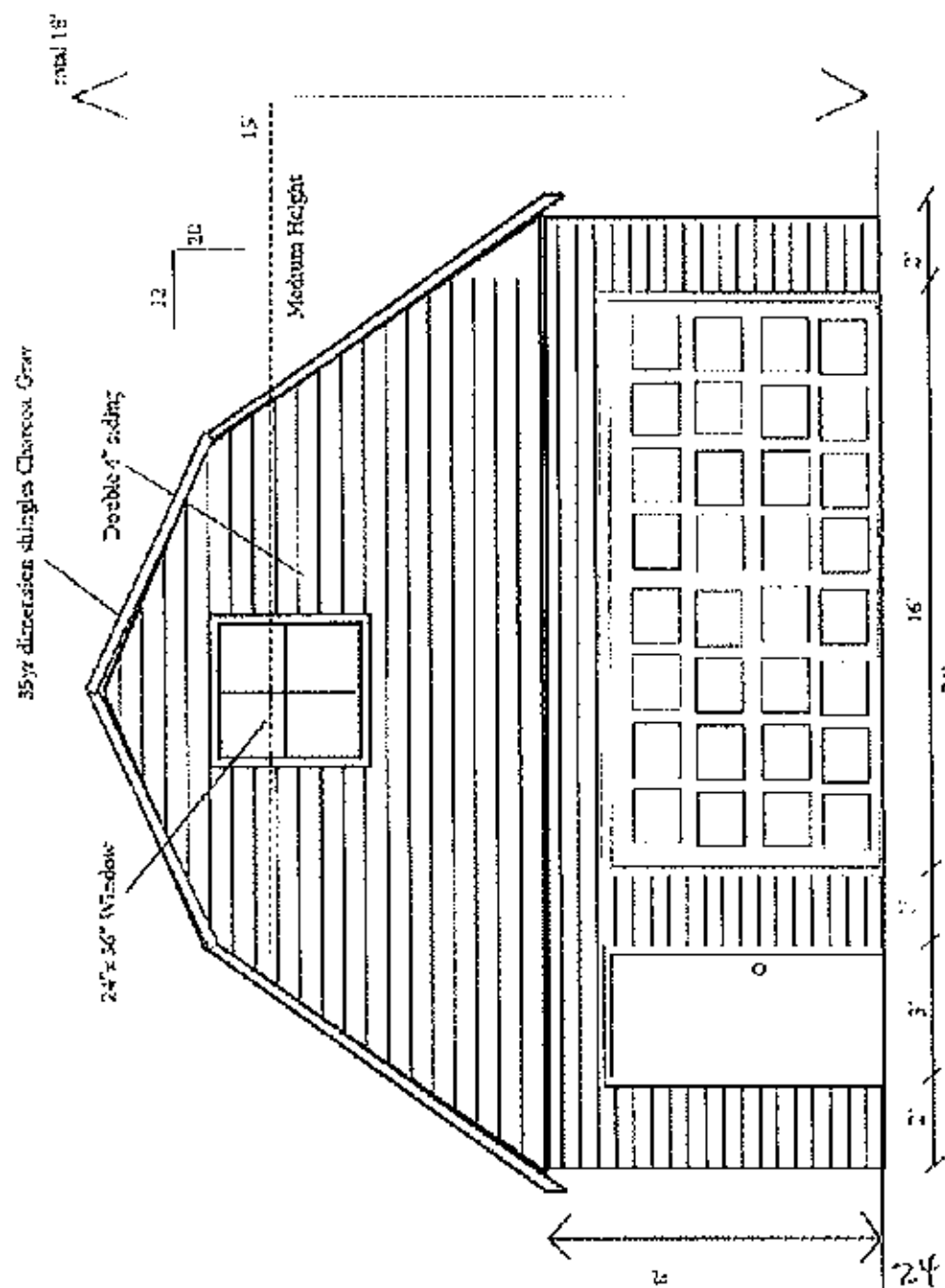
# Lot Plan

— interior and exterior covered 5' x 8' type X gypsum panel



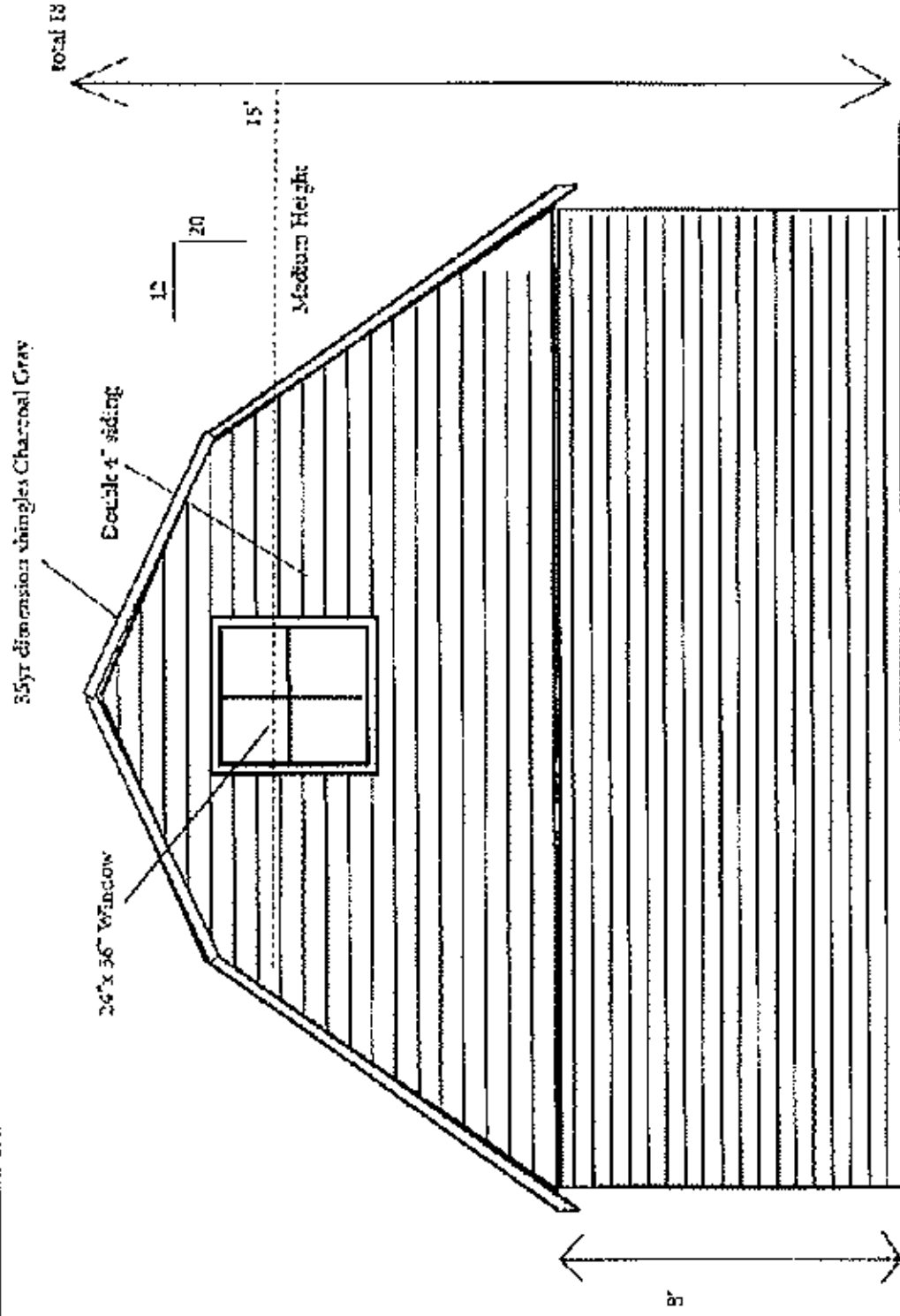
1666 Lincoln Avenue

### Front Elevation



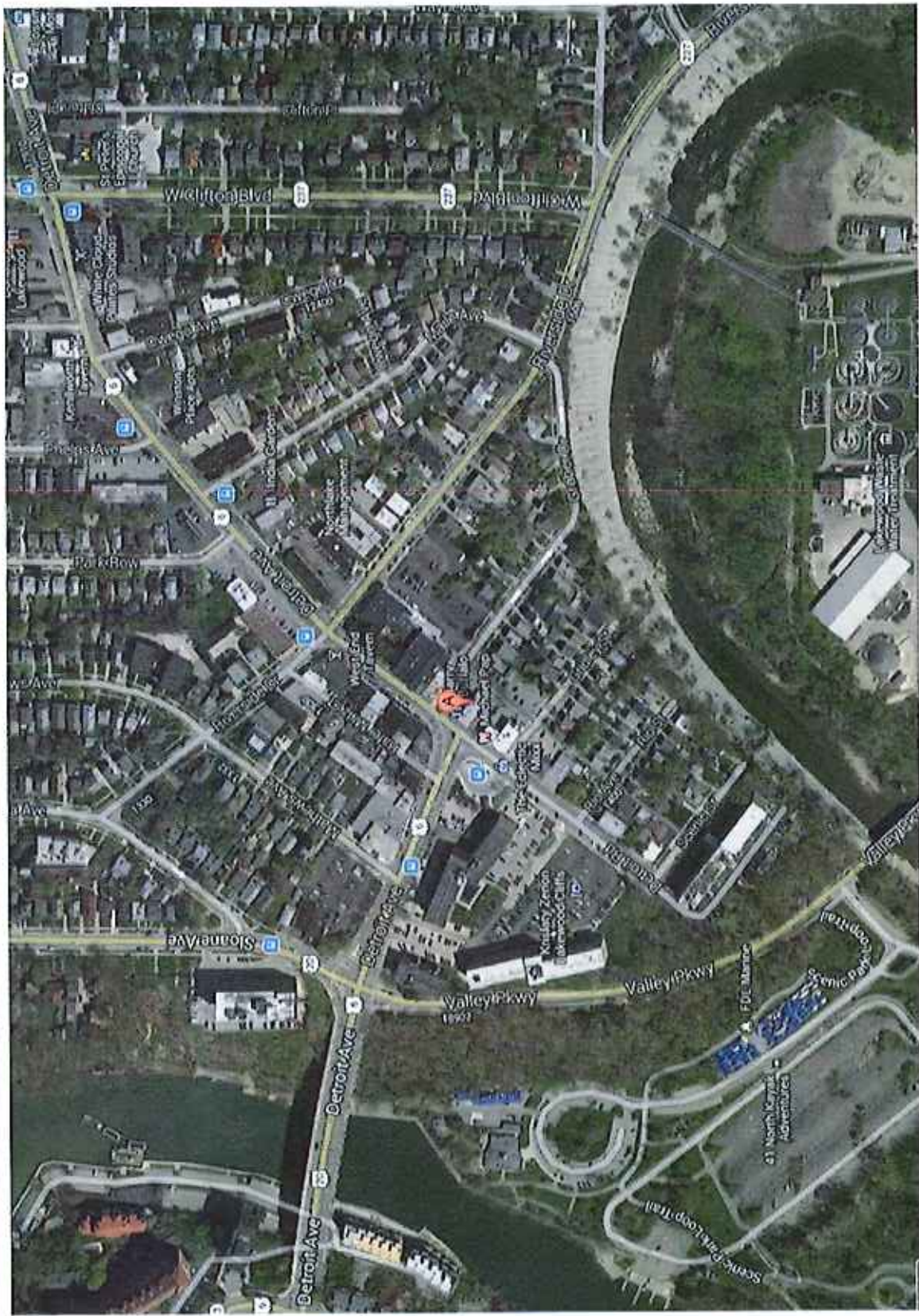


# Back Elevation



2024-2025

1666 Lincoln Avenue



Map July 2012

18605 Detroit Avenue

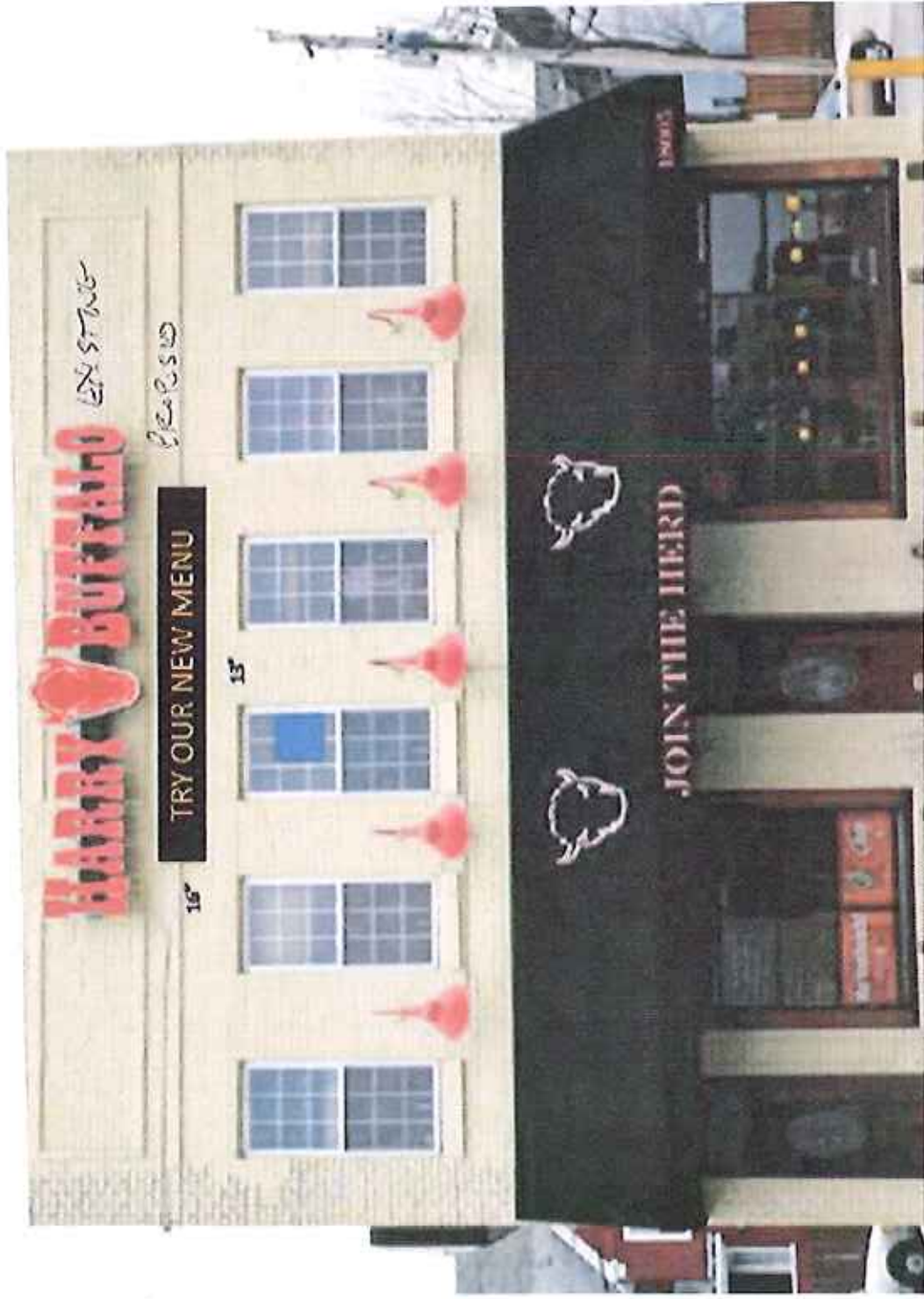




2008 July 2013

LAKELAND  
OHIO

18605 Detroit Avenue







© 2000 Blackwell Science Ltd

**13368 Madison Avenue**







**BREW**



**133**



APR 14/2013

**13368 Madison Avenue**





© 2013 Lakewood Ohio

1571 Roycroft Avenue





LAKELAND  
OHIO

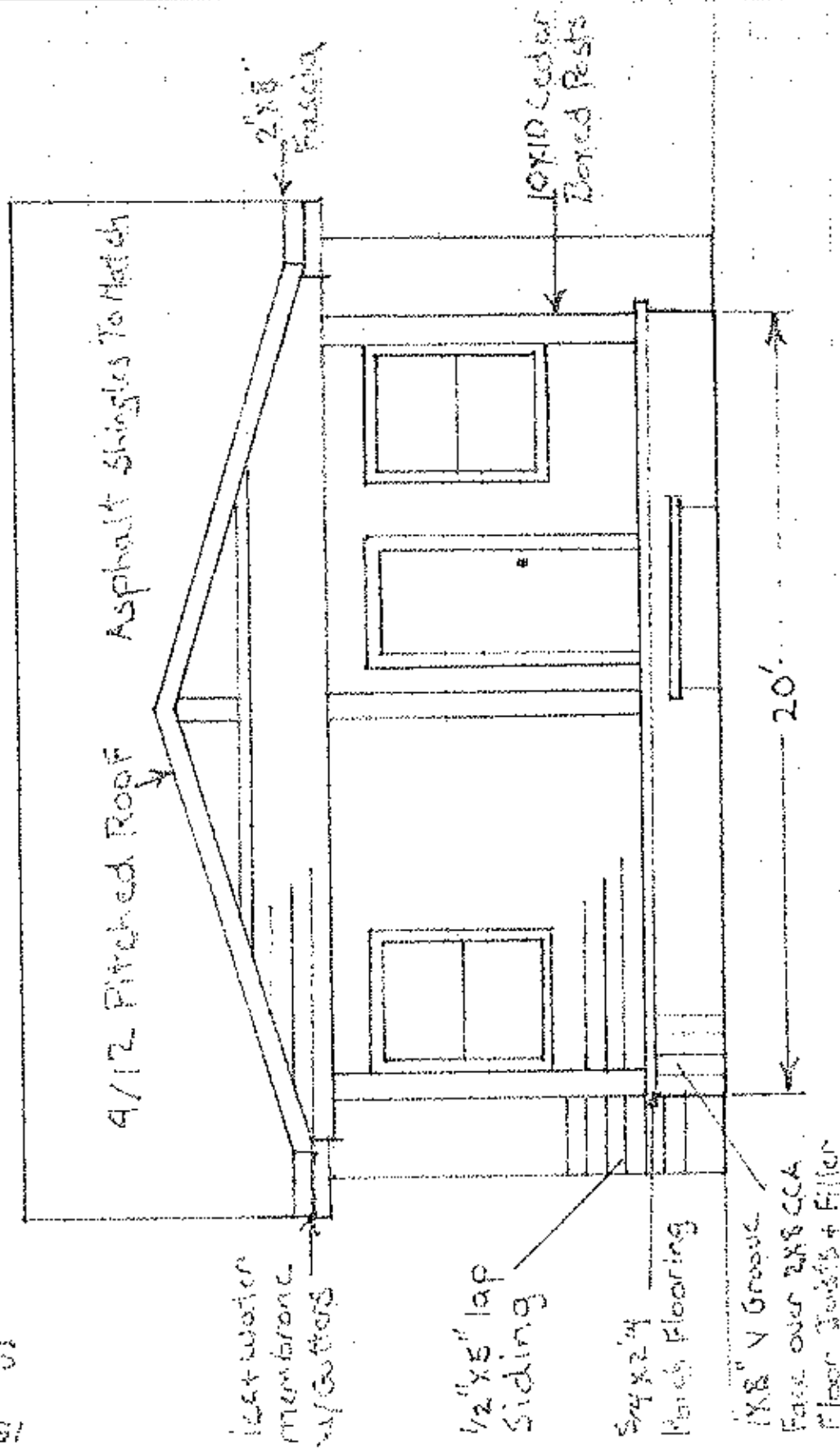
area July 2012

1571 Roycroft Avenue

1571  
Scale

Date: 5-30-13 Job: 13094

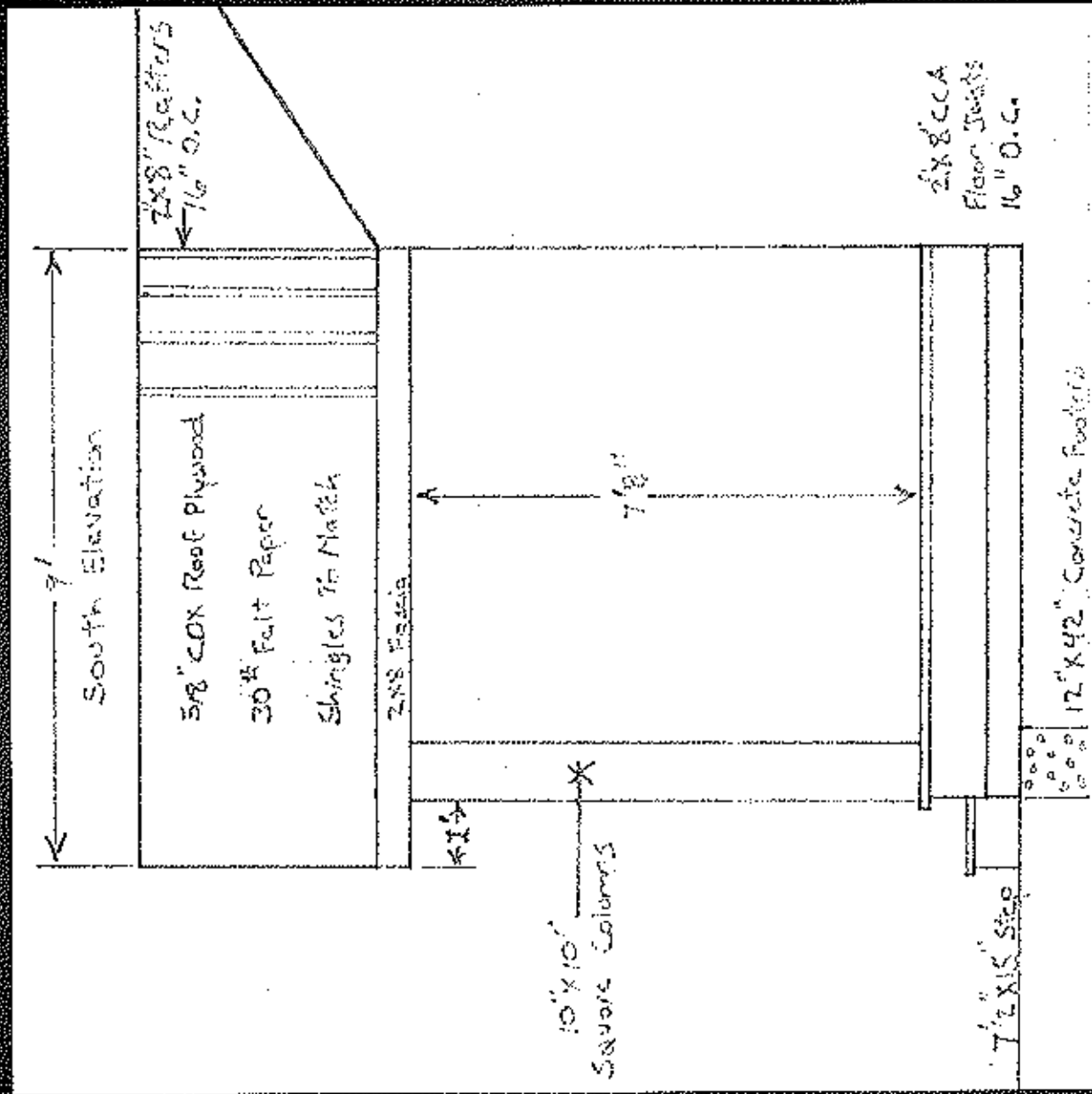
# West Elevation

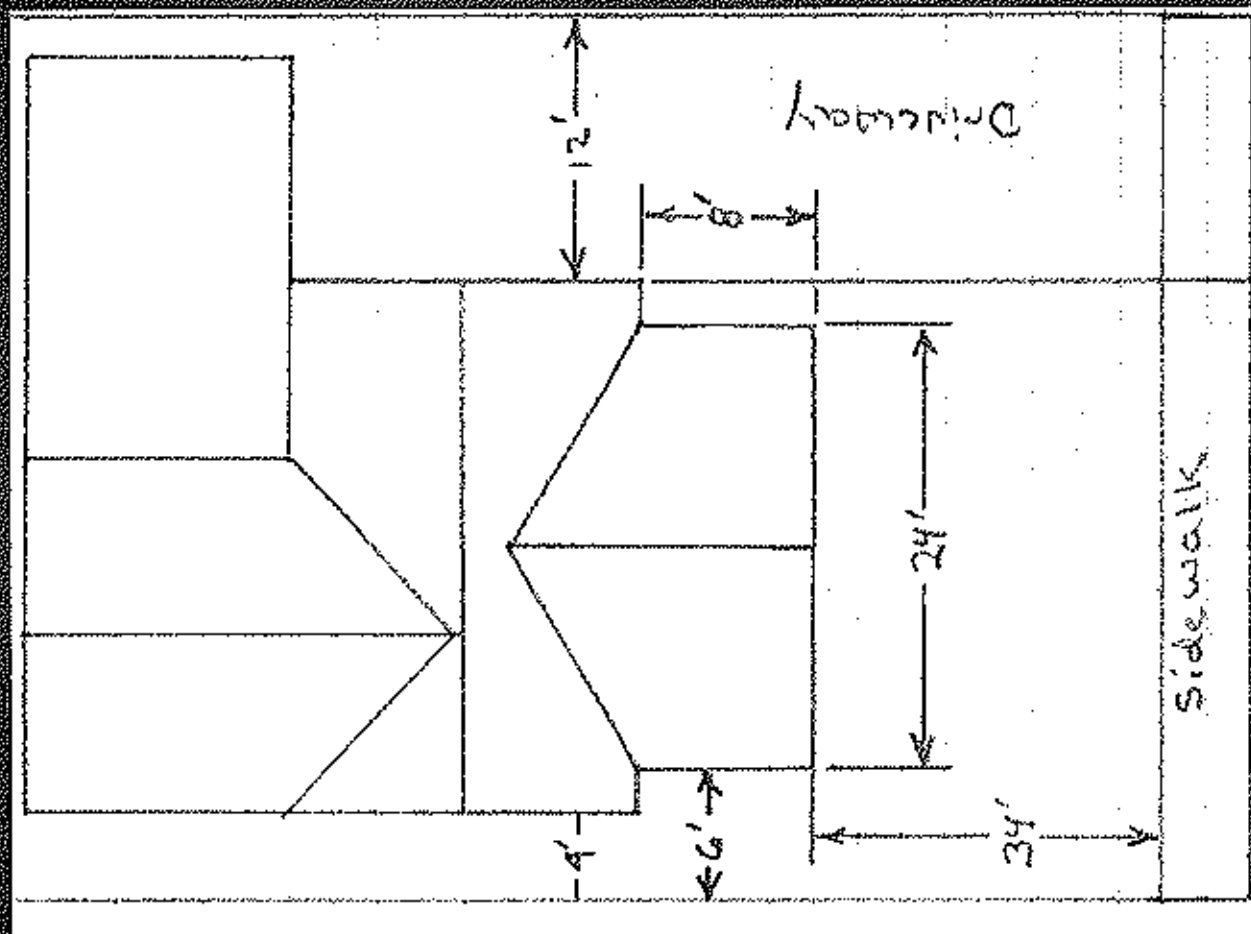


SEE PAGE 2

1571 Roycroft Avenue

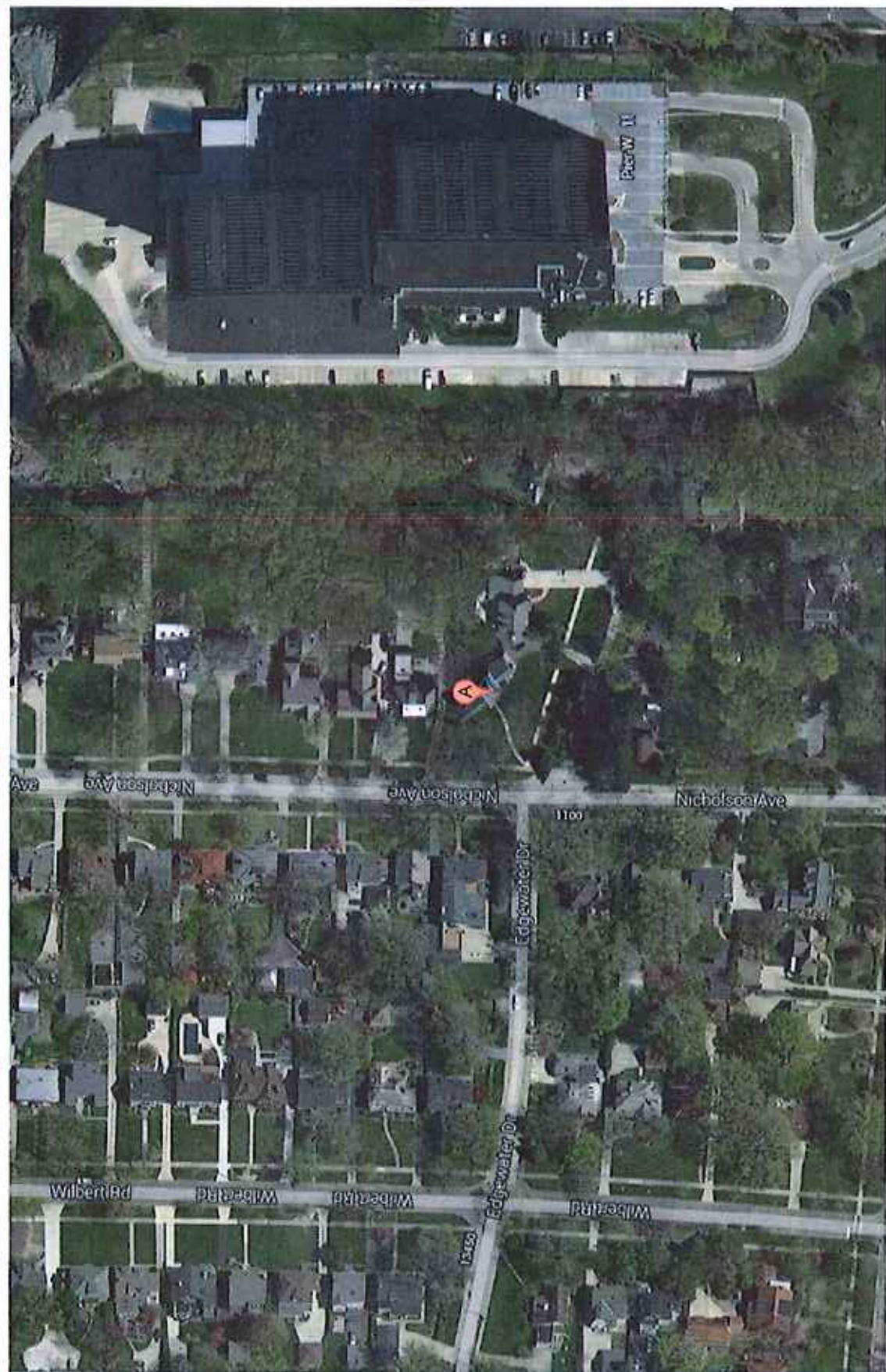






**11571 Roycroft Avenue**





11/20/July 2013

**LAKWOOD**  
OHIO

**13000 Edgewater Drive**





LAKELAND  
CHICAGO

2011 July 2013

13000 Edgewater Drive



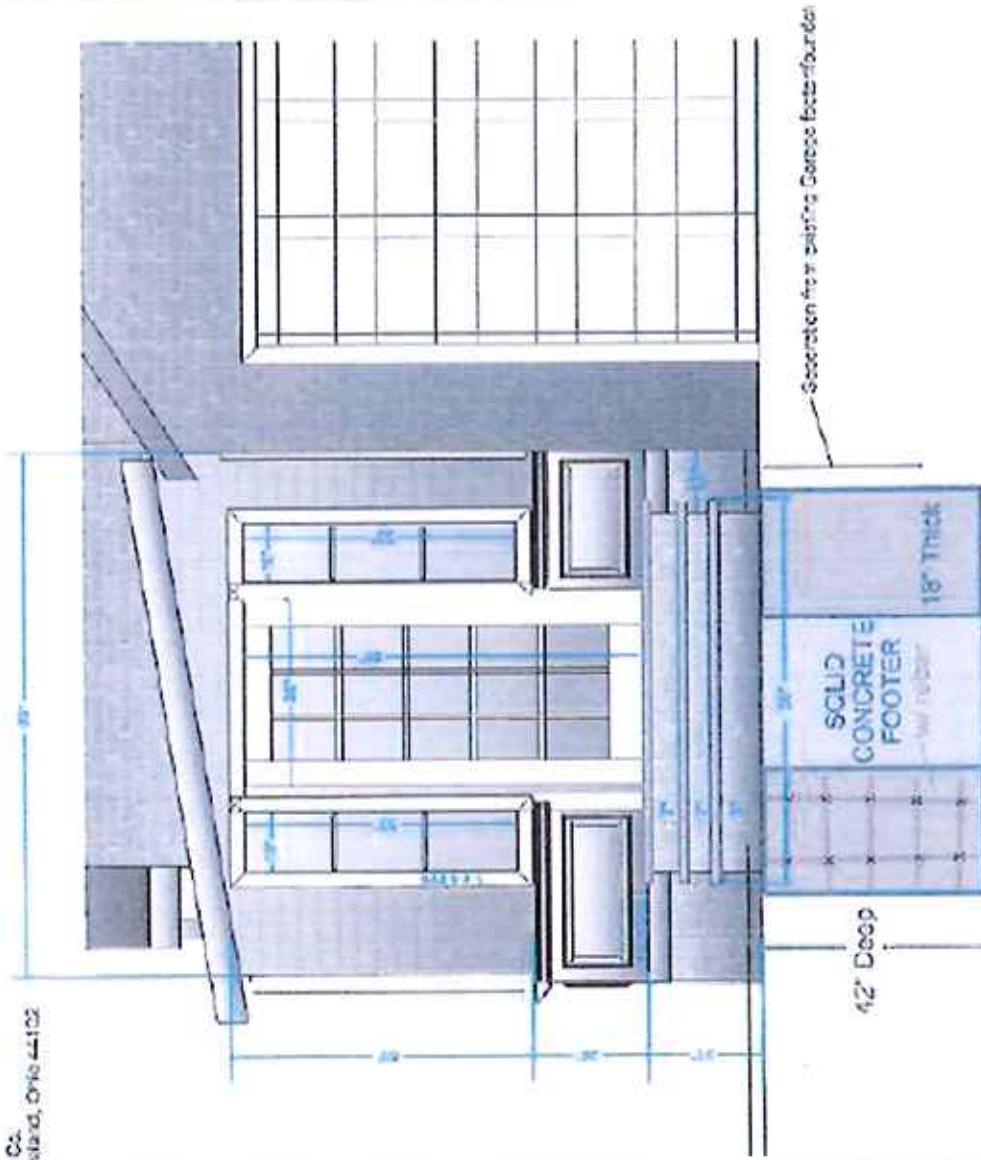
13000 Edgewater Drive



1111 13000 Edgewater Dr.  
 Lebeaux  
 900, Ohio 44127

Cs.  
 stand, Ohio 44102

# SOUTH ELEVATION



Separation from existing concrete foundation

42" Deep

18" Thick



July 1993

13000 Edgewater Drive





Sammon Kitchen/Mudroom: 13000 Edgewater Dr.

Client: Margaret Sammon/Don Labozzo

13000 Lewis Dr. Lakewood, Ohio 44137

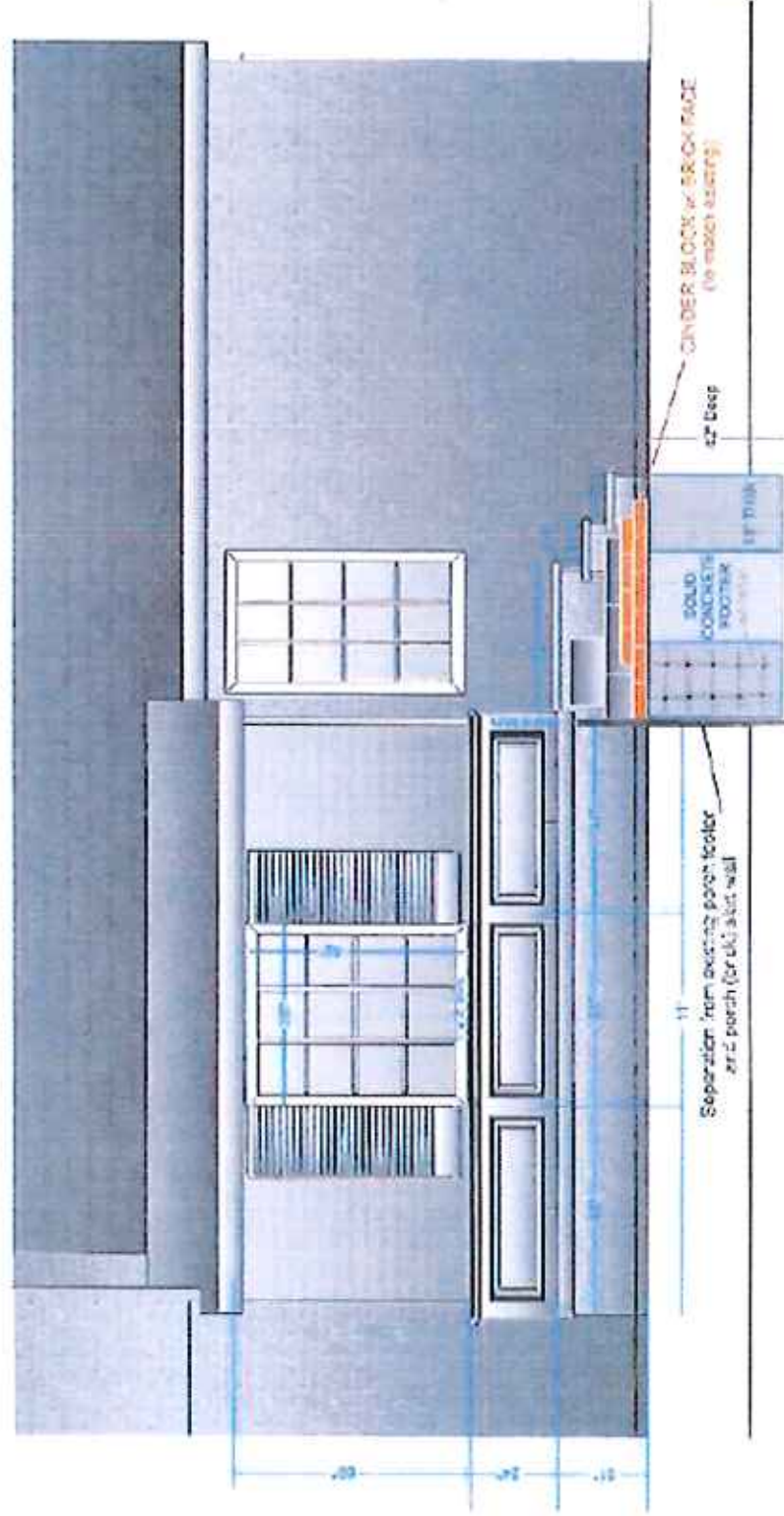
216-229-4201

Contractor: Chris Demkow Design Co.

1270 W. 104th St. Cleveland, Ohio 44122

216-579-3411

## WEST ELEVATION



216-579-3411

13000 Edgewater Drive



ALL PAYMENT

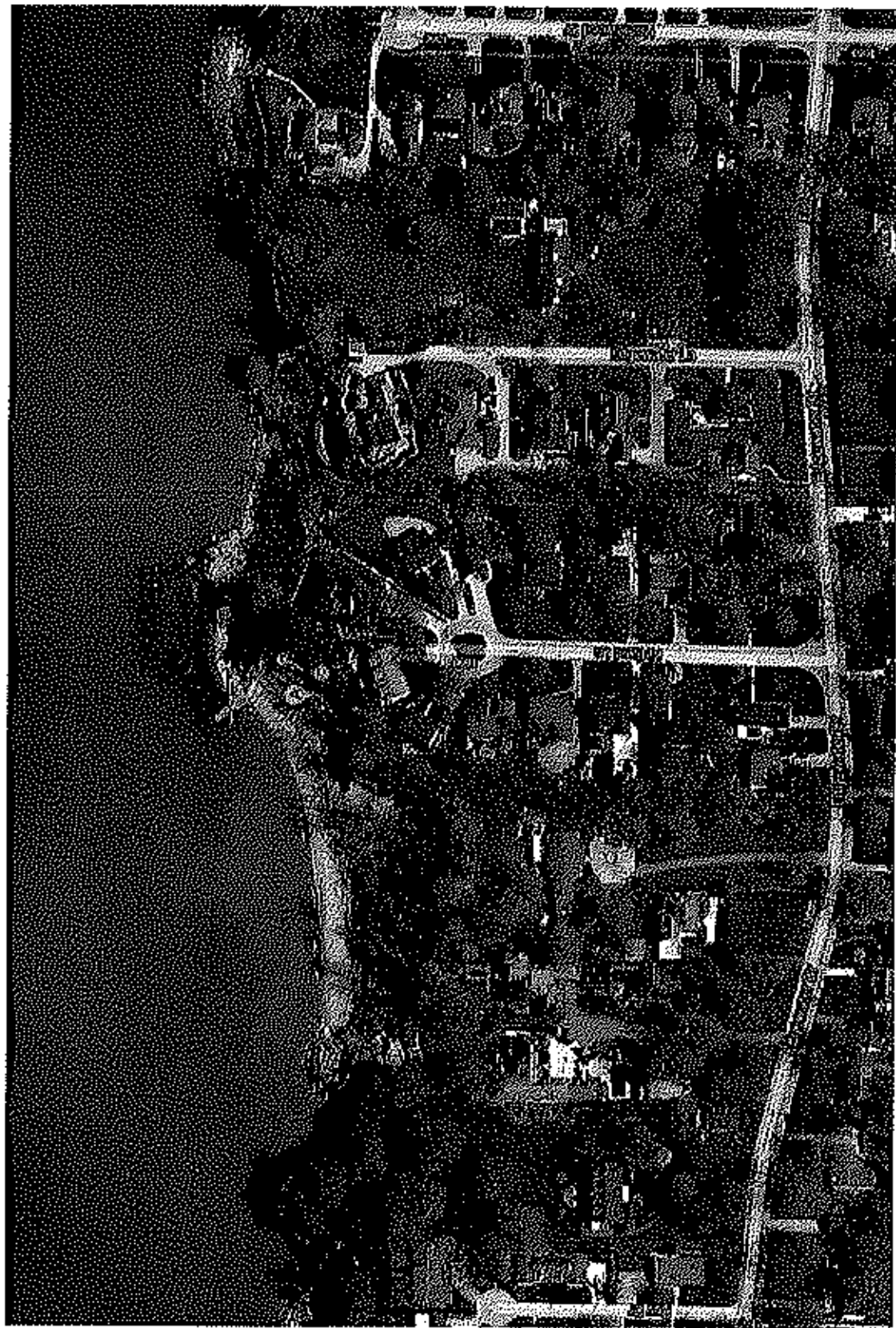
13000 Edgewater Drive





EST. 1971

1040 Kirtland Lane



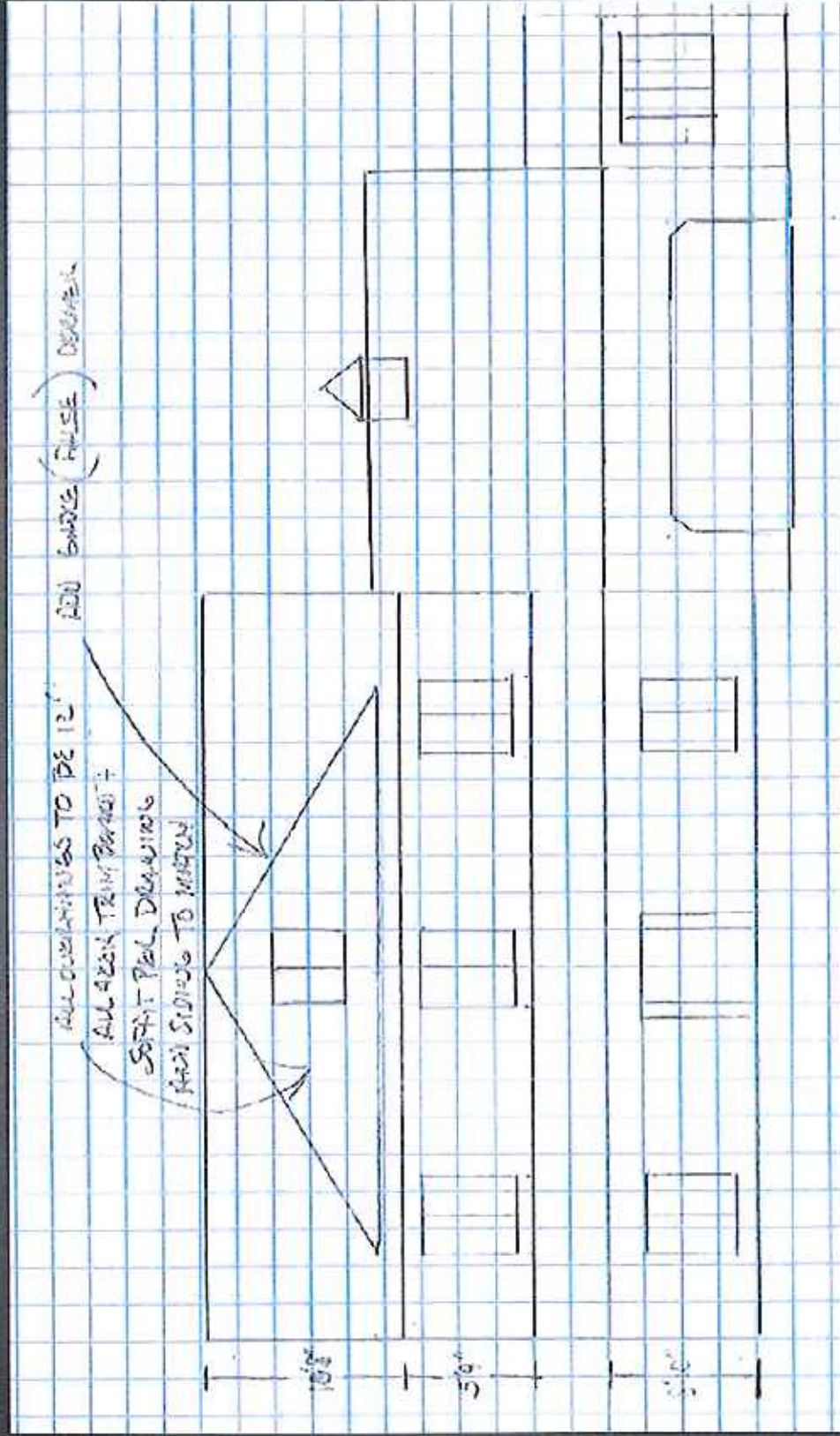


Lakewood  
CHIO

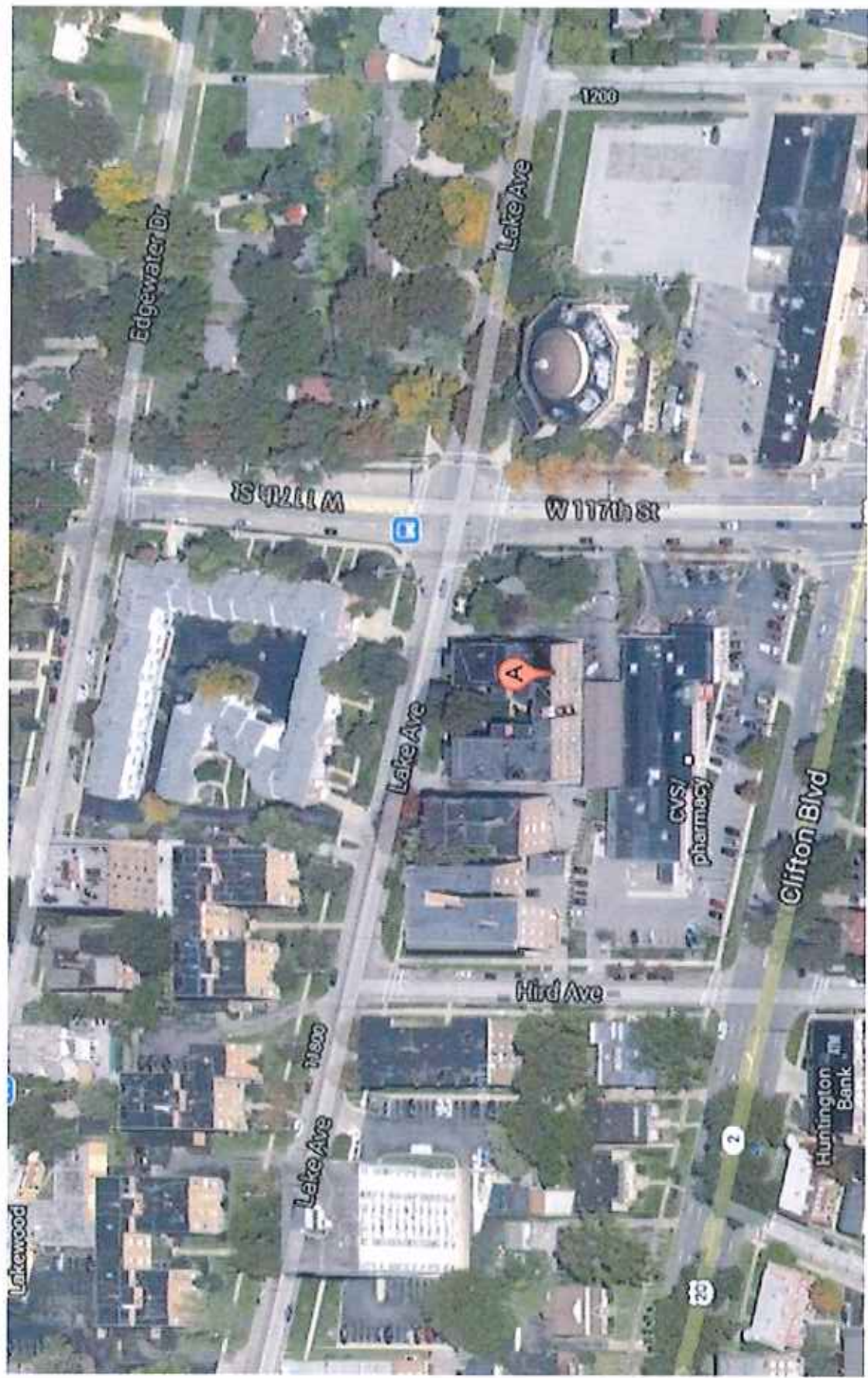
© 2013 Lakewood, OH

1040 Kirtland Lane









11707 Lake Avenue



REVISED 2013





LAKELAND  
CHICAGO

Real Estate

11707 Lake Avenue



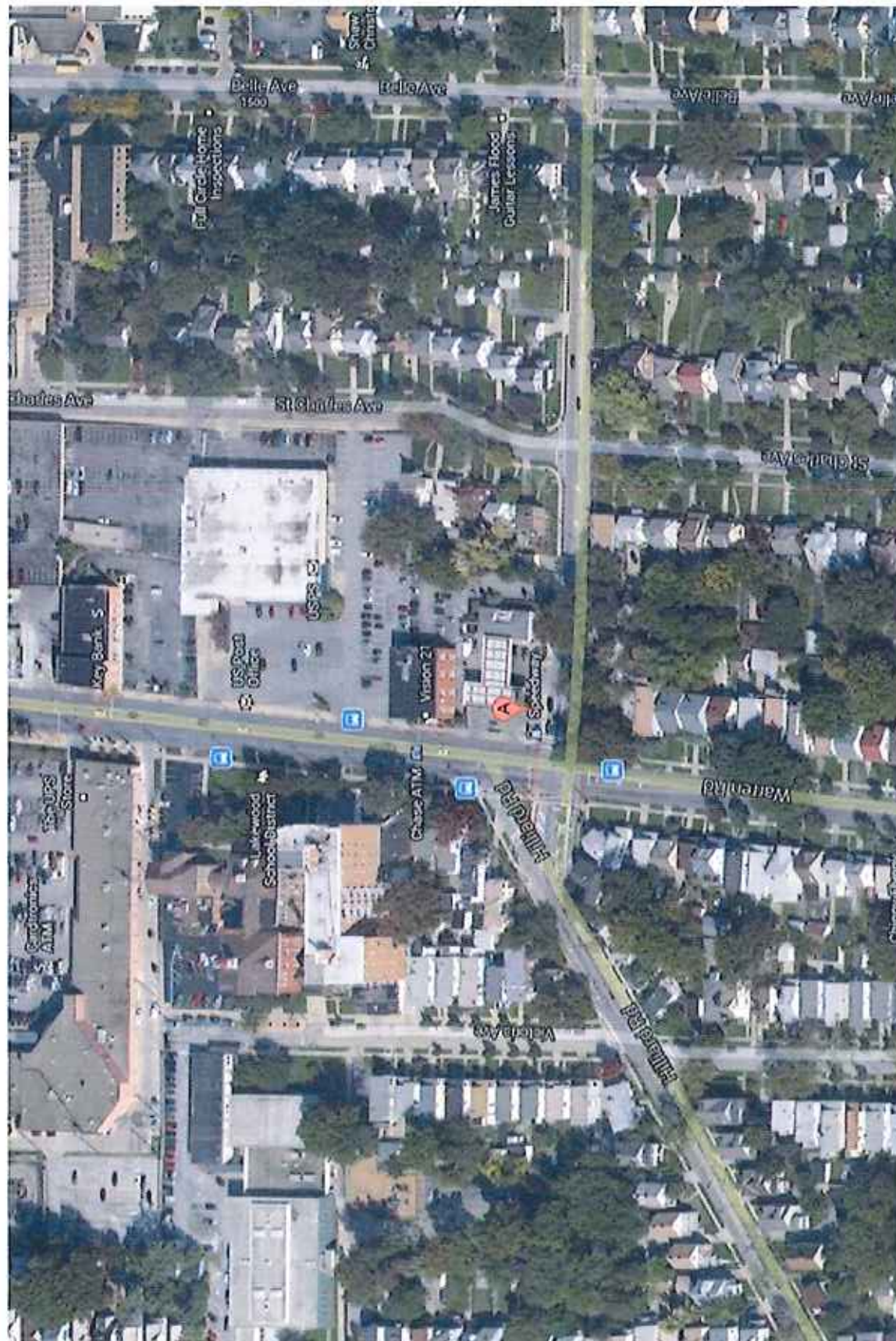








# 1511 Warren Road







LAKWOOD  
OHIO

419.811.1000

1511 Warren Road





Free Play: 800.855.8555

15111 Warren Road



**Board of Building Standards  
Architectural  
Board of Review  
Sign Review Board**

July 2013

